

MINUTES OF CAERWENT COMMUNITY COUNCIL HELD 14TH JUNE 2018

Present: Councillors
K Evans (Chair)
M Beattie
B Counsell
S George
P Lewis
K Swift

In attendance: L McKeon, Clerk to the Council
5 members of the public

M4680 APOLOGIES

Received from Councillor Cousins, Haddow and Murphy.

M4681 DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

Councillor K Evans	Caerwent Historic Trust	Trustee
Councillor B Counsell	Planning Application 2018/0704, 2018/0707, 2018/0708, 2018/0709	Next door neighbour

M4682 PUBLIC PARTICIPATION

A resident informed the Council that he had recently attended a meeting regarding planning application 2018/00880 Land to east of Church Road, Caldicot, where HDH Consultants had been in attendance. They had completed a traffic review and concluded that there would only be an extra 55 vehicle movements per hour. The resident had queried with them why vehicle movements through Caerwent from and to this development had not been considered especially in relation to Caerwent brook bridge, no footways and possible congestion. The resident was concerned that Caerwent had not been considered at all in their plan and that our community had not been consulted. The Chair thanked him for his comments and advised that this application will be considered later in the meeting.

A resident informed the Council that he resided in the neighbouring property of the Plot 4 house at the previous Red Chillies & Thai Restaurant site. He was concerned that he had never been advised by MCC of this application. Councillor Murphy had provided him with a set of plans dated March 2017 but they are entirely different to what has been built. He had tried to express his concern to the Planning Officer but had received no response. He contacted the Enforcement Officer but following that there had been no communication. The Chair thanked him for his comments and advised that this application will be considered later in the meeting.

A resident from Portskewett advised that he was building the house at Plot 1 on the old Red Chillies & Thai Restaurant site and if anyone had any queries he would gladly answer them. He had bought this plot from the land owner and the other three plots were being developed separately.

A resident was pleased to learn that the recent Quarry application was withdrawn but disappointed that a further planning application has been submitted regarding the other end of the Quarry. The works will involve importing approximately 3,000m³ of suitable fill material which equates to 350 lorry loads (700 two way movements). It is anticipated the work will take four months to complete. Together with the Barrier Services vehicles he believes that these traffic movements are unacceptable for the area. The Chair advised that this Council has not yet received this application and that it will probably be on our next agenda for consideration.

He also reported that on Sandy Lane the grass verge has not been cut and is now dangerous for vehicles and pedestrians - Clerk will report.

M4683 CHAIR'S ANNOUNCEMENTS

The Chair advised that Councillor Dawson had tendered his resignation from the Council for family reasons. The Clerk was asked to write to him to thank him for his service to the community. She will advise MCC of this vacancy.

The Chair wished to add onto the agenda the issue of enforcement at the quarry site.

M4684 CONFIRMATION OF MINUTES OF ANNUAL GENERAL MEETING HELD 10th MAY 2018

Agreed that these were a true record.

M4685 MONTHLY POLICE REPORT

No monthly police report received.

Police had confirmed that their priority for our area for this period will be off road bikes.

M4686 PLANNING

2018/00753 7 Merton Green, Caerwent

Rear facing window on back of garage at floor level overlooking back garden

This Council recommends **Approval**

2018/00399 Barn Conversion, Adjacent to Bradburys Farm, Crick

Removal of conditions from DC/2012/00918

This Council recommends **Approval**

Concern that there was no decision letter to refer to original conditions.

Query that the proposed planting scheme would mean knocking down the stone wall.

2017/01217 Glenview Farm, Llanfair Discoed

To convert redundant garage and first floor store to dwelling

This Council recommends **Refusal**

This falls outside MCC policy of creation of a residence in the open countryside.

2018/0704 Red Chillies & Thai Restaurant, Caerwent

To retain amendments to approved application 2017/00728

2018/0707 Red Chillies & Thai Restaurant, Caerwent

To retain amendments to approved application 2017/00728

2018/0708 Red Chillies & Thai Restaurant, Caerwent

To retain amendments to approved application 2017/00728

2018/0709 Red Chillies & Thai Restaurant, Caerwent

To retain amendments to approved application 2017/00728

This Council recommends **Refusal**

The amendments to the above four planning applications make significant changes to originally approved plans

Plot 1: Cesspit put in - planning application approved on cesspit. Cesspit has developed leaks. Major aquifer running through the area and they are trying to protect them. Builder looking at installing small package treatment plant. 5 cubic metre capacity cesspit is very small capacity - looking at other avenues. Plot 1 significant changes into residential accommodation and so there is no current garage on that plot, query as to future application to erect a garage. Garage was separate originally and linked to main residence by covered walkway, now changed to living accommodation for family reasons increasing residence footprint by more than 50%. All the other plots have garages (of sorts).

Plot 4: Garage originally well forward. Positions of houses appears to not match original location as on original plans much closer to existing property Wern House - impinging on light and view. Size of garages heights differ from original plans. Significant change to original plans including movement of garage.

Plot 1 and 4 – Significant changes to the original plans. Risen in height and created first floor level room with a window. One plot described as a garage on the plans but only has a window to access.

2018/00696 Land South of Crick Road, Portskewett

Outline Application (with all matters reserved except for access) for up to 300 dwellings, a care home, public open space, landscaping and associated infrastructure works.

This Council recommends **Refusal**

Increased traffic – a main arterial route for Newport and future Bristol traffic. Not enough traffic detail about traffic movements in Caerwent/Crick – a tremendous amount will go down Crick Road/A48.

Caerwent will be a major traffic route, ie Crick Road, A48.

Crick Road junction with A48 very narrow with no footpaths, already stretches back by 5/6 cars and the driveways on Crick Road are blocked. This will only worsen the situation.

Additional traffic will only exacerbate the speeding problems we experience now in our area.

Horse boxes using Crick Road most weekends so this area busy already.

Infrastructure not adequate – this will put unnecessary pressure on already oversubscribed public services including schools/GPs/Dentists/Police.

This application, along with the development at Sudbrook and the proposed Caldicot application will see potentially 1500 people moving into the area with the associated sustainability and traffic problems that this brings.

2018/00880 Land to east of Church Road, Caldicot

Outline application (with all matters other than access reserved for future determination) for the erection of up to 130 dwellings, provision of new open space including a new community park and other amenity space, engineering and landscaping works including sustainable urban drainage system and enabling works.

This Council recommends **Refusal**

Query why the Caerwent ward has not been included in the consultant traffic review where they had concluded that there would only be an extra 55 vehicle movements per hour.

Concern that the Caldicot Road and Caerwent Road/Roman Road through Caerwent could become even more congested than it is now, especially in the Post Office area.

Increased traffic over the small Caerwent Brook bridge.

Extra traffic capacity impacts on the structural integrity of the roman remains.

No footways on the Caldicot Road to Caerwent – pedestrian safety.

Discharge of surface water potentially entering the nearby watercourse – the Neddern.

Boundary near to the flood risk areas.

Impact on the SSSIs.

Houses being built on a slope next to the historic Caldicot Castle.

Infrastructure not adequate – this will put unnecessary pressure on already oversubscribed public services including schools/GPs/Dentists/Police.

This application, along with the development at Sudbrook and the proposed Portskewett application will see potentially 1500 people moving into the area with the associated sustainability and traffic problems that this brings.

To consider planning applications received after despatch of agenda

There were no further planning applications to consider.

The Chair raised the matter of the enforcement issues at Caerwent Quarry.

Councillor Lewis had visited the site - at the top of Brockwells Hill on the brow of the hill an entrance has grown from 15 to 30 foot and there appears to be large amounts of unauthorised inert materials in the upper area and possibly extending to the lower area. There is also evidence of fresh landfill in the bottom of the quarry. Council agreed that they are in full agreement with the local residents over their concerns, are concerned about the modifications over the years, agree that the site should be returned to its previous condition, agree that the flora and fauna should be protected and we require MCC to take more proactive enforcement action with regards to this unauthorised work. Agreed to write to MCC in this respect.

M4687 RED TELEPHONE BOX, HIGHMOOR HILL

Councillor Lewis to report on costs involved re any required repairs.

Two large panes broken, 2 small missing, 2 small with cracks.

Agreed to purchase 2 polycarbonate kits with mastic at a cost of £28 per kit.

Councillors Lewis/Counsell to carry this out.

M4688 CHRISTMAS LIGHTS 2018

To consider a two year contract for the hiring, installation and dismantling of 24v tree lights on a similar sized Christmas tree as 2017 at a cost of £700 per

year.

Council agreed.

Clerk to remind MCC of our missing electrical box from highways sign where the lights were fixed.

M4689 THE STEPS COTTAGE, CAERWENT

To consider condition and any required actions.

Council agreed to report this building and land to MCC under their Unsightly Land policy and request that they make a visit to the site.

M4690 CAERWENT VILLAGE

To consider general cleanliness and tidiness of the village and any required actions.

Agreed that Councillors Lewis/Counsell/George (and any others interested) walk the village and present their findings to a future Council meeting.

M4691 WEDDING BOOKING

To consider a booking for the Village Hall, together with a hired marquee on the field for 24th August 2019 and associated costs.

The Chair advised that as we are not the owners of the field as yet we cannot make a decision at this time. He also advised that as this is a Fields in Trust area we can not prevent anyone else from using the field on the same day so we can not give them exclusivity. We would have to consider insurance, lease, risk assessment, noise, neighbours, parking and traffic impact. The Playing Fields have an entertainment licence for live music in the Hall, not the field. There are no football tournaments booked in currently.

Agreed that we enquire what exactly their intentions are re use of the marquee/field together with anticipated number of people in order to assess the situation.

M4692 TO RECEIVE REPORTS

CLERK'S REPORT

Dates for Diaries

Mod meeting will be re-arranged.

Transfer of Village Hall

Written and spoken to the Solicitor's office again querying why the delay. They promised to give an update for this meeting but have received nothing. Agreed that the Clerk write to them ring them stating that they have until the 29th June before we escalate this to the Legal Ombudsman.

Collapsed Drain, Ballan Cottage, Crick

CWEP had reported that the new owners of Little Ballan Cottage have taken down the conifer trees which are within their boundary and have already replaced the first section of root damaged pipework that was found as a result. Since the rerouting of the grey water out of this system CWEP have had no further complaints about blockages so presume any rainwater is currently draining somewhere

satisfactorily. There are however still two holes in the fields with exposed open pipework. Council agreed that CWEP fill in these areas in order to open up the field.

CWEP seeking assurance from the Community Council that if an attempt is made to reclaim costs by the Ballan Cottage insurers the Community Council insurers would contest this and meet the cost of any claim.

Awaiting further correspondence from the insurers and Estates Department of MCC.

Council agreed that they do not want the field dug up, this would be a future inconvenience for our tenants, MCC own the land and they should be dealing with it. The Chair advised that you cannot claim prescriptive rights for illegal activity.

Definitive Map Modification Order to record routes A and B as public byways open to all traffic, Minnetts Lane

No further progress. Clerk to check.

Councillor Counsell queried at which point does the bridleway that runs from Minnetts Lane through Hardwick Farm 'join' Five Lane.

Dog Fouling

MCC Dog Fouling Working Group had visited the Playing Fields site. Found no dog fouling on the paths or witnessed any dog walkers. They sprayed the template on the approach paths with an image of a dog "clean it up, give dog fouling the red card, fine of £1000". They use dry chalk spray to reveal the image, which will wear away with the weather but remains for a time on the surface of the path. Agreed to enquire if we can obtain a template to use.

Councillor Beattie reported that residents were consulted regarding the siting of a new bin for Llanfair Discoed but unfortunately nobody wanted it sited anywhere near their property. Agreed to cancel the bin order and mention in the newsletter that due to objections from residents on the preferred location it can no longer be sited.

Caerwent Toilets

Roofing completed.

Painting started – Council re-confirmed the colour.

Councillor Swift advised that there are now birds nesting at the front of the building so the window works will probably be delayed.

Councillor Swift was thanked for her management of this project.

M4693 TO EXTEND STANDING ORDERS FOR 30 MINUTES

Council agreed.

War Memorial

Written to Conservation Officer re slabs – no reply as yet.

Crick Speed Limit

MCC had confirmed that a review of the speed limit on the A48 through Crick had been included within this year's programme and we will be provided with a copy of the results.

Councillor Swift advised that she had been in contact with GoSafe who had encouraged her to keep pressing MCC and the police for a reduced speed limit.

WWI Commemorations

Pupil drawings considered on 6th June and 1 chosen from each school. Chair had scanned into computer in order to send to craftsman. These will be metal and fixed to the cenotaph and also placed on top of the slabs containing the time capsules. Councillor George will measure the cenotaph railings to get the right size. Councillor Lewis will have initial talks with Caldicot Tinworks to get some advice. Chair to send design to Clerk for her to forward to contractor.

Clerk had sent details of one Time Capsule to Councillors.

Confirmation had been received that a Deputy Lieutenant will attend our Remembrance Service.

Grant – Broadband Infrastructure

Chair had sent in completed document regarding affected properties. Our expression of interest was sent in on 7th June. We will be informed by 9th August if we have been approved to send in a full application. The Welsh Government then have 90 days in which to inform us if we will receive a grant or not.

Grit Bins Request, Merton Green

There is now a scoring process for grit bins and our requests were not approved in line with "new salt bin criteria". Highways had spoken to Councillor Cousins about this.

St Brides Road, Salisbury Farm

Councillor Counsell had met with Highways regarding gaps in roadside hedges/pedestrian concerns, who had informed him that this was not a highways issue and that it was up to the farmer to grow the hedge again.

A48 Kilcrow Hill

Works completed in April so cones have been removed.

Highmoor Hill Drains

Drain outside Minster Cottage had been emptied.

GDPR

Privacy Notice and new policies put on website.

Assets Repairs

Written to CWEP chasing quotes. Councillor Swift is also chasing this

Insurance Cover

Insurance company confirmed that machinery/tools comes under a blanket cover so cannot be removed. Also confirmed that defibrillators and phone box are included under street furniture. MCC cannot provide a separate quote for us re the Village Hall – advise that we add it onto our current policy.

Speed Watch

2 people interested. Clerk will contact our previous Councillor Dawson to obtain contact information re Speedwatch.

M4694 TO EXTEND STANDING ORDERS FOR 20 MINUTES

Council agreed.

SOCIAL MEDIA REPORT

403 members

Issues raised – broadband speeds, Speedwatch, illegal car.

Council agreed to post Chair's response.

PLAY AREA INSPECTION REPORT

Received and no concerns to report.

M4695 CORRESPONDENCE

Monmouthshire Meadows Invitations

Wales & West Utilities – user survey

M4696 FINANCE

To consider balances/payment and approval as per finance schedule dated June 2018.

Balances as at 31ST May:

Community Account	£23,835.51
Money Manager	£13,072.22
Petty Cash	£23.46

Clerk's Salary, Allowances and mileage (68)	as per NALC scales
Inland Revenue	£56.16
Torfaen Pension Fund	(employee) £50.58
	(employer) £183.94
D A Lloyd (internal audit)	£400.00
Best Kept Village Signage	£186.78
Plants (Best Kept Village)	£155.99
Petty Cash	£250.00
MM Roofing (toilets)	£1790.00
Llanvair Landscapes	£660.00
Aardvarc	£274.00
Merlin Waste	£150.00

To approve Annual Return 2017/18.

This was approved and signed by the Chair and Clerk.

To consider reserves held at 31 March 2018 and provide an analysis between revenue, earmarked, designated, capital or other. To consider an explanation of the purpose of these reserves and when it is anticipated they will be used.

Council agreed that reserves be allocated as follows:
Centenary Projects £5000 (by November 2018)
Toilets improvement works £6000 (by September 2018)
War Memorial improvements £2000 (by November 2018)
Village Hall upkeep maintenance £2500 (not known)
Community Centre upkeep maintenance £2500 (not known)
Possible redundancy pay in relation to the Review of Community/Town Councils by the Welsh Government £6000 (not known)
Ongoing reserves and unforeseen costs £2500.

To consider Internal Auditor Report 2017/18

Council noted.

The Clerk advised that she had received correspondence requesting that she attend a telephone appointment with HSBC re Safeguarding. Under their new regulations HSBC require us to now provide a new banking mandate and she will be requesting details from Councillors in order for us to fill this in.

M4697 HIGHWAYS/RIGHTS OF WAY

To report any highways/rights of way issues

Verge cutting has been delayed this year due to the bad weather earlier in the year.
Dogs barking – advised to report to Environmental Health
Japanese knotweed – St Brides nr the Homestead, opposite – still there.
Little Ballan Lane – postcode is Portskewett, requires a street sign. Advise that emergency vehicles can not identify this property – Councillor Swift to reply.
Remind Highways again of Crick issues.

M4698 REPORTS OF REPRESENTATIVES ON OUTSIDE BODIES

There were no representative reports.

M4699 ITEMS FOR NEXT MEETING

Updating Clerk's contract.

Chair Date

