

MINUTES OF CAERWENT COMMUNITY COUNCIL MEETING HELD
12TH JULY 2018

Present: Councillors
K Evans (Chair)
M Beattie
G Cousins
B Counsell
S George
K Haddow
P Lewis
P Murphy

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

M4700 APOLOGIES

Received from Councillor Swift.

M4701 DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

Councillor K Evans	Caerwent Historic Trust	Trustee
Councillor G Cousins	Merton Green	Resident
Councillor P Murphy	Caerwent Community Centre	Trustee
Councillor P Murphy	All planning applications	Member of MCC Planning Committee

M4702 PUBLIC PARTICIPATION

A resident was concerned that a strip of land between the rear of Ash Tree Road and Merton Green, which he believed was designated as quiet enjoyment land, had been transferred from Barratts to the property 40 Merton Green. The new owners had subsequently offered easement rights to 9 Ash Tree Road to ensure they continue to have both pedestrian access to Ash Tree Road and are able to park their camper van off Merton Green. The new owners have installed several signs in the area and will not permit other vehicular access onto the site. The resident was concerned that this easement right was only offered to one resident in Ash Tree Road as they are all affected and believes it should be retained as quiet enjoyment. Councillor Murphy advised that MCC were not aware of this. He confirmed that all of the quiet enjoyment land had been transferred apart from the triangle. The strip of land in question was found to not be quiet enjoyment land so Barratts have taken it upon themselves to offer it to No. 40. The resident informed the meeting that a planning application of theirs had been turned down for a shed on this strip of land due to this being quiet enjoyment status so the situation is somewhat confused.

The latest information that Councillor Murphy had was that all of the land with the exception of the triangle was up to adoptable standard. The land will remain with Barratts but they will pay MCC ground staff to maintain it. Residents expressed concern about the future of the triangle land which could possibly also be transferred from Barratts and questioned if Barratts can legally transfer land under dispute. The Estates team at MCC are unable to give advice other than to take the matter up with Barratts/Monmouthshire Housing and seek legal advice re historic rights of way.

A resident queried why planning application 2018/00819 Quarry House at Caerwent Brook was not on our agenda. He was informed that we have not been notified of this application but will make urgent enquiries with the Planning Department. He wished to object to this application on the grounds of the number of traffic movements on rural lanes and the lack of information regarding routes, size/type of vehicles and where the materials will originate from. The Community Council will obtain a copy of the planning application and make recommendations as per our August ruling.

M4703 CHAIR'S ANNOUNCEMENTS

There were no announcements.

M4704 CONFIRMATION OF MINUTES OF MEETING HELD 14th JUNE 2018

p.1 Councillor Cousins was not in attendance.

M4705 MONTHLY POLICE REPORT

No police report. The PcsO had advised that an illegally parked car outside Burton Homes had been reported to the DVLA and the owner had been asked to remove it.

M4706 PLANNING

2018/00553 Carrow Hill Farm, Carrow Hill

Additional Storage for Agricultural Vehicles and Equipment

(Permitted development – subject only to siting and design considerations)

This council recommends ***Approval***

2018/00977 Slough Farm, A48

New building – steel framed

(Permitted development - subject only to siting and design considerations)

This Council recommends ***Approval***

Councillor Beattie to report on site meeting held at Red Chillies & Thai Restaurant site.

Councillor Beattie had attended a site meeting together with the delegated panel. All properties were inspected and there was not much concern about the eaves in plots 1- 3, he was of the opinion that these would be approved by MCC. The panel particularly looked at plot 4 and also visited the neighbour to ascertain his views which were that the garage was impeding his enjoyment of light. The full planning committee will attend a site visit shortly as there is a substantial change to the original and this could be challenged.

To consider any planning applications received after despatch of agenda

There were no further applications.

To consider that three Councillors make recommendations on any planning applications received during August.

This was agreed.

M4707 TRANSFER/LEASE OF VILLAGE HALL

To consider amended lease

Council agreed to write to Solicitor to clarify that the lease should not include the playing fields.

Council agreed to send the draft lease to the CPFA for their initial comments.

M4708 WORLD WAR I CENTENARY COMMEMORATIONS

To consider any progress on sourcing a manufacturer for pupils' designs

Councillor Lewis had visited Caldicot Metal Decorators. To produce artwork offsite would be £2/3000 plus the actual manufacturing onto tin or aluminium would be in the region of £4/5000. He had also visited Graphitex who had suggested that these be printed and laminated onto plastic at a cost of £5 each and would last six months. Councillor Lewis was thanked for his efforts in pursuing this but we would investigate other avenues. Councillor Cousins will pursue this with another company as soon as possible as time is becoming limited now.

To consider any progress on sourcing time capsules

Agreed to order the 19.5" capsules at a cost of £69 each but to first of all let the slab contractor have sight of this. Agreed to have a photo opportunity with the school children when these are buried.

M4709 WAR MEMORIAL

To consider confirming a start date for installation of new slabs surrounding the War Memorial.

Agreed that the Clerk liaise with Councillor Swift re a start date with the raj green slabs and also let him know of the time capsules in order to leave sufficient space. To bear in mind that the War Memorial should be cleaned first, then the railings painted and then the slabs laid.

To consider cleaning of War Memorial.

Received an initial quote of £2880. Agreed to seek further quotes.

M4710 TO RECEIVE REPORTS

CLERK'S REPORT

Collapsed Drain, Ballan Cottage, Crick

Update from Estates:

Auger, as they could not obtain consent from CCC for site access, have referred the matter back to Integra (the principle home insurer) to explore alternative options to progress matters. Auger are therefore no-longer appointed on this matter. Less concern now with the works being carried out, as the rain gutter/surface water is discharging to the field rather than the brook at present and will only be of concern if the pipe gets blocked and water backs up.

As the pipe has not been repaired, the situation is likely to arise again during the winter months. They believe it is in all parties' best interest to resolve the matter, but

unless CCC provide their consent for site access, it may be that the situation remains unresolved and or is settled via legal means.

Agreed to send this correspondence to CWEP and request a definitive answer on how we can support them with this.

Councillor Murphy suggested that access be given solely to complete the task.

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

The original report recommending byway open to all traffic, was just an initial recommendation based on evidence MCC were presented with at the time. They had a very large volume of evidence presented following consultation and have been working through that. As a result the status recommendation may yet change as this is an exceedingly complex case and the legislation involved is difficult. The evidence presented in the consultation and modification process has meant they have sought extra legal advice about some aspects of the Minnetts Lane case. Principal Countryside Access Officer is meeting with legal on 5th July to discuss the results and their implications. Reports will then be altered accordingly and they will be in touch with all consultees to advise what may be presented to committee as soon as reasonably practicable.

Dog Fouling

Still waiting for delivery of dog waste bags. Clerk will deliver to Mrs Dawson who had agreed to fill the holders. Councillor Cousins reported that the holder has still not been installed on the Ash Tree Road bin – Clerk to inform Mrs Dawson.

Caerwent Toilets

Painting completed.

Grant – Broadband Infrastructure

We will be informed by 9th August if we have been approved to send in a full application. Queries from residents re White Building Status – Clerk had replied.

Assets Repairs

CWEP had advised that they are not able to carry out these repairs due to lack of tools etc.

Councillor Vacancy – Caerwent Ward

Request for an election had been made by 10 electors. If more than one candidate applies the election will be held on 30th August. MCC notice placed on our boards.

Wedding Booking – 24th August 2019

Reply received that the marquee would be for approximately 50-80 people with a band during the afternoon, whether this be inside the hall or outside in the marquee depending on our restrictions. Agreed that any band should be inside the hall and to inform them that we can give no exclusivity to the field due to the Fields in Trust status and that a marquee is erected at their own risk.

Steps Cottage

MCC had replied that there is no record of ownership and the house is not registered. Requested further information from us in order to proceed. Agreed that MCC have any contact details that they require.

Red Telephone Box, Highmoor Hill

Councillor Lewis had purchased the equipment required and will be working with Councillor Counsell on this.

General Cleanliness/Tidiness of Caerwent Village

Councillors will report on this at the next meeting.

External Audit

All documents now sent it.

Flower Boxes, War Memorial

Mr/Mrs Dawson weeded and swept the War Memorial area, also planted some begonias and given the boxes a coat of preservative.

Caerwent Playing Fields

Reminded EcoVigour of maintenance of path edges and herbicide spraying required.

Quarry Site

An enforcement case is open on this site and the Enforcement Officer has visited it several times recently. On each occasion the gates have been shut & no persons have been present. The widening of the access at the entrance next to Woodland Cottage is something that would require planning permission & MCC have written to the owner stating this & requesting a site meeting to discuss this & other matters further. There is an existing enforcement notice for the land surrounding the entrance in respect of the tipping of materials & should this occur again we can proceed to prosecution action. At the times the Enforcement Officer has visited recently he did not note any new tipping.

Suggested meeting Community Councillors on site to discuss any concerns.

Defibrillators

The Community Centre have applied through The Lions to have a defib installed outside.

SOCIAL MEDIA REPORT

412 members

Issues:

Concerns regarding traffic speeds on Lawrence Crescent
Traffic through Caerwent – bus access very difficult at times
Dog fouling on Ash Tree Road

PLAY AREA INSPECTION REPORT

Not received

M4711 AGREED TO EXTEND STANDING ORDERS FOR 20 MINUTES

M4712 CORRESPONDENCE

Invitation to Wales Road Safety Conference – 7th September

M4713 FINANCE

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

Agreed.

To consider quarterly budget information.

Agreed that the figures were to budget recommendations.

Councillors signed new bank mandate.

Councillor Cousins raised a concern of residents in the flats on Ash Tree Road whereby Monmouthshire Housing are now requesting that the communal area lighting should be paid by the residents. The residents feel that this is a safety issue. Agreed that this is a contractual issue between the residents and MHA.

M4714 HIGHWAYS/RIGHTS OF WAY

To report any highways/rights of way issues

Cycle path Caerwent to Five Lanes, cut grass but weeding not carried out both sides. Further up near the tip needs doing. Trees near the tip need trimming. Councillor Murphy will report this.

Agreed to remind our contractor to cut the two tracks at Five Lanes.

Potholes along the lanes and litter needs to be picked – Highmoor Hill to Dewstow.

Are farmers allowed to put gates across bridleways. Contact Ruth Rourke with regards this.

M4715 REPORTS OF REPRESENTATIVES ON OUTSIDE BODIES

Councillor Murphy advised that the Community Centre will be holding Open Days on Thursday August 30th and Saturday 1st September.

M4716 ITEMS FOR NEXT MEETING

Updating of Clerk's Contract.