

# LLANVACHES COMMUNITY COUNCIL

Minutes of the Ordinary Meeting of Llanvaches Community Council  
Held via Webex remote meetings on  
**Tuesday, 21<sup>st</sup> July 2020 at 7pm**

## Present

Chairman: Cllr Dan Boulton  
Councillors: E Addis, K James, R Mogford, C Wynn  
In Attendance: Mrs Lucy Allen (Clerk)  
Public Attendance: 10

**3309 Apologies for Absence**  
None.

**3310 Declarations of Interest on items on the agenda**  
None.

*With the consent of the Members present, the Chairman varied the order of the business of the meeting to consider Item 3320 - Planning Matters, Planning Application Number: 20/4089, next to facilitate the large numbers of residents who were present at the remote online meeting.*

## **3320 Planning Matters**

Members considered the following Planning Applications:

**Planning Application Number:** 20/4089  
**Address:** Windmill Farm Windmill Road, Llanvaches, Newport,  
NP26 3AY

### **Proposal:**

Ground floor wrap around extension and first floor gable extension to existing Farmhouse and its change of use to a residential care home (use class C3) for up to 6 residents including overnight accommodation for one member of staff; the construction of a detached single-storey residential annexe to be used in association with the home, the demolition of agricultural buildings to provide parking and turning areas; the widening and resurfacing of the existing access and access tract including the provision of a new gate and other associated works in relation to drainage

Members noted the many objections which had been submitted to the City Council, the number of residents who attended a ward councillor meeting on the village green and listened to the comments from the residents who were present at the meeting.

### **Resolved:**

To recommend refusal of the planning application and to echo the sentiments of the objections which have already been submitted and the further comments made by residents and Councillors present at the meeting. Main topics, in summary, of the refusal to cover are:

1. **Change of Use** - green belt area of Llanvaches' and not in keeping with the rural nature of the village or with Newport City Councils own Local Area Plan of preserving green belts and developing brownfield sites.
2. **Access to site / Increase volume of traffic** – narrow access lane, few passing places, large vehicles with building materials will find it difficult, weight restriction of vehicles into the village, quiet village roads subject to frequent flooding as well as being heavily used by pedestrians, cyclists, children, horse riders, A48 (Rock and Fountain) exit known as a accident hotspot, emergency vehicles will have problems accessing the site and additional daily movements from the proposed development are unrealistic as young people will need to be transported to amenities.
3. **Local Amenities / Public Transport / Internet provision** – no local amenities, no access to shops or community and entertainment venues and poor internet provision.
4. **Flooding issues** – Village prone to flooding despite what section 11 of the planning application says, concerns regarding foul sewage and the 'package treatment' to be used to clean fluid that will be discharged into a nearby river or stream – no nearby river or stream therefore where will it go?
5. **Wellbeing of Future Generations** – we should be retaining and supporting a new generation of young farmers, promoting UK growth into the food chain.
6. **General Comments** – question over the ownership of the property therefore being the City Council having a conflict of interest over the proposal, being pushed through whilst in the middle of a pandemic, clarification as to how the property was purchased with public funds, clarification as to who is making the decision and how this works with delegation of powers during the Covid 19 meeting restrictions, lack of consultation with the Community Council and with local residents.

**3311 Minutes**

Cllr Wynn proposed that the minutes of the ordinary meeting of Council on Tuesday, 16<sup>th</sup> June 2020 be accepted as a true record. This was seconded by Cllr James and agreed unanimously, the minutes will be signed at the next available meeting once the Covid 19 restrictions are lifted.

**3312 Matters arising from the minutes**

None.

**3313 Financial Matters**

**a. Payment of Accounts**

<b>Payee</b>	<b>Description</b>	<b>Cheque Number</b>	<b>Amount</b>
L Allen	Clerks Salary – July	Standing Order	£214.94
One Voice Wales	Annual Membership	000995	£ 56.00
Newport CC	Grounds Maintenance Q1	000996	£392.44
<b>Total</b>			<b>£663.38</b>

Cllr Wynn proposed that the above payments be approved, which was seconded by Cllr Mogford and agreed unanimously.

**b. Cash Book and Bank Reconciliation**

The adoption and reconciliation of the Community Council's bank accounts for June 2020 was confirmed.

**c. 1<sup>st</sup> Quarter Budget Monitoring Report**

Members considered the 1<sup>st</sup> quarter budget monitoring report.

**Resolved:**

To approve the 1<sup>st</sup> quarter budget monitoring report to end of June 2020.

**d. Website Upgrade**

Members considered the report and quotations received for the upgrade required to the Community Councils website in order to be compliant under the Public Sector Bodies (Websites & Mobile Applications No.2) Accessibility Regulations 2018

**RESOLVED:**

To agree that the Community Councils existing provider Vision ICT continue providing the website and undertake the upgrade at a cost of £650.00 plus an annual maintenance fee of £175.00 (*Public Sector Bodies (Websites & Mobile Applications No.2) Accessibility Regulations 2018*). Proposed by Cllr Wynn, seconded by Cllr Mogford and agreed unanimously. Funding to be sought from the general reserves.

**3314 Council Management Matters**

**a. Corporate Governance - Review of Internal Control Procedures**

In compliance with the Audit and Accounts Regulations (Wales) 2005, Members undertook a review of the Council's systems of internal control to ensure an adequate system of internal control exists.

**Resolved:**

Having reviewed the Council's systems of internal control, the Members are satisfied that the Council's internal controls were:

- (a) operated during the year.
- (b) were relevant and appropriate for the Council; and,
- (c) were not too onerous or disproportionate

**b. Corporate Governance - Review of Effectiveness of Internal Audit 2018/2019**

In compliance with the Audit and Accounts Regulations (Wales) 2005, Members undertook a review of the effectiveness of the Council's internal audit arrangements.

**Resolved:**

Having reviewed the effectiveness of the Council's internal audit arrangements, Members are satisfied that the Council's internal audit arrangements meet the required standards and were effective.

**c. Outstanding queries from previous meetings**

Members considered the report and noted that the work to the footbridge into the football field was still outstanding despite having chased Newport City Council on numerous occasions. The Clerk to contact NCC again suggesting that if they do not come and replace as they agreed then the work would be carried out locally and a bill submitted for payment.

**3315 Ward Member Report**

Windmill Farm – Members were advised that approximately 50 residents had turned out to a meeting at the village green to discuss the planning application.

Newport City Council – have not been very responsive in terms of holding remote meetings during the Covid 19 pandemic and were just slowly starting to hold them now.

**3316 Playing field matters**

**a. Fortnightly Inspection Report**

Members noted the fortnightly inspection report which had been received prior to the meeting.

**3317 Public Participation**

None.

**3318 Matters of local interest or concern**

a. Ash Tree corner of Wentwood Drive

Members noted that Newport City Council have advised that the Ash tree on the corner of Wentwood Drive has been confirmed as having the tree disease *Hymenoscyphus fraxineus*. The die-back is stage 2 with various aged epicormic regrowth being infected and new areas of infection developing.

The suggested course of action is to:

1. Remove all current low epicormic shoots and ivy from all sections of tree up to pollard head height.
2. Re pollard all pollard re growth stems in excess of 70mm.
3. Reduce remaining pollard regrowth by up to 1.2m to remove dead tips.
4. Prune out obviously infected and dying material.

The tree will also be injected with a culture to give it every opportunity but unfortunately this will not save the tree but will help manage its condition. The Community Council will be kept updated of progress.

**3319 Correspondence list**

The meeting received the correspondence list as set out in the schedule emailed to members prior to the meeting.

**3320 Planning Matters**

To consider the following Planning Application:

**Planning Application Number:** 20/0535  
**Address:** Land To North West Of Trostrey Cottage Gray Hill Road Newport South Wales  
**Proposal:** CONSTRUCTION OF AGRICULTURAL BUILDING AND HARD STANDING (RESUBMISSION OF 18/0734)

**Comments:** **Recommend approval.**

**3321 Further comments for future consideration**

None.

**3322 Date of next meeting**

The next ordinary meeting of Llanvaches Community Council will take place on Tuesday, 15<sup>th</sup> September 2020 at 7.00pm in the Church Hall, Llanvaches or via Cisco Webex remote meetings.

The meeting closed at 8.30pm

**Signed** ..... **CHAIRMAN**                      **Date**.....