

**LLANVACHES COMMUNITY COUNCIL**  
**MINUTES OF MEETING HELD AT LLANVACHES CHURCH HALL**  
**MONDAY 17 SEPTEMBER 2012**

Present	Councillors	Lesley Morgan MBE Clive Bevan Sallie Mogford Tony Rex Liz Williams
Public Attendance		9

In the absence of Chairman, Cllr Peter Challenger, Vice Chairman Cllr Lesley Morgan chaired the meeting. Cllr Morgan opened the meeting by welcoming everyone and explained that this meeting had been called to accept suggestions made by the Working Group in relation to the LDP and additional sites.

**2198 APOLOGIES FOR ABSENCE**

Cllrs Peter Challenger and Phillip Bishop

**2199 DECLARATION OF INTERESTS**

Cllr Rex declared an interest in the forthcoming discussions on the Long Meadow LDP Alternative Candidate Site.

**2200 RESONSE TO NCC LDP ALTERNATIVE CANDIDIATE SITES**

(i) The Cayo, Llanvaches – Cllr Mogford, as Chair of the Planning Committee led the discussions outlining the conclusions of the Working Group.

Points put forward included access to amenities, transport, schools and health services and the damage to the village and the environment during the development of the site. The increased traffic and the problems related to this would continue once the site had been developed.

Issues raised from the floor included the process for responding and this was clarified as being hard copy to be with NCC by 5.00 p.m. on Wednesday 19 September 2012. A resident also asked how LCC had initially raised the issue with villagers. It was confirmed that each house received a flyer hand delivered by Cllr Peter Challenger prior to the meeting on 21 August 2012. Several residents raised questions on the problems with sewage and alleged contamination of Long Meadow.

Acceptance of the response to be submitted by LCC as tabled was proposed by Cllr Liz Williams and seconded by Cllr Clive Bevan and accepted unanimously with the exception of Cllr Tony Rex (who abstained because of his declaration of interest).

(ii) Rock Farm, Llanvaches – There was discussion around the potential number of houses that could be built on the site and the problems this would cause with increased traffic in and out of an already dangerous junction at the Rock and Fountain (A48). The siting of the quarry close to the proposed development raised health and safety issues. A resident asked for clarification between Greenfield and Brownfield sites. It was reiterated that the proposed site was a Greenfield Site.

Acceptance of the response to be submitted by LCC as tabled was proposed by Cllr Clive Bevan and seconded by Cllr Sallie Mogford and accepted unanimously.

A resident asked what the timetable was for any decision by NCC. Cllr Morgan replied that it was scheduled for the end of October.

### **2201 PLANNING MATTERS**

12/0827 BROOK FARM – Erection of rural enterprise workers dwelling (outline)  
(resubmission following refusal 10/1038)

Cllr Mogford said that a planning application for an agricultural building at Brook Farm was originally rejected in 2011. At that time LCC made no objection to the planning application. The new application is for a house which is required for one full time equestrian worker. Cllr Rex said the current application is not for an agricultural worker which would attract special dispensation. Cllr Williams said that equestrian clusters were a feature in this part of Wales and asked Council why we oppose something that is a development industry in the area. Someone was needed on site all the time because of the valuable horses involved. A vote was taken. No objection to be lodged by LCC. The vote was unanimous.

### **2202 GYPSY AND TRAVELLER ACCOMMODATION**

Cllr Morgan said that although this application is within the Langstone ward it could have impact on our village. Ward Cllr Ray Mogford addressed LCC to explain the current position. There are five possible sites selected, four are in the vicinity of Langstone village. Cllr Bevan asked which site opposed the biggest risk. Ward Cllr Mogford said the transient site on the A449. He explained that there are petitions available in the Garage at Langstone, Halse Garden Centre and the portable Meat Shop that comes to the New Inn at Langstone on a Saturday. Cllr Morgan asked if Llanvaches Community Council need to write in to NCC. Cllr Bevan said LCC should object and that we should work with Penhow and Langstone. Cllr Rex said that a reason was needed for objection on each of the proposed sites. Cllr Sallie Mogford would respond to NCC on behalf of LCC, objecting to the proposed Gypsy and Traveller Accommodation. Individuals were also encouraged to submit responses. It was stressed that the responses should not be emotive and restricted to facts.

### **2203 DATE OF NEXT MEETING**

Tuesday 16 October 2012

The meeting closed at 7.00 p.m.