

LLANVACHES COMMUNITY COUNCIL
MINUTES OF MEETING HELD AT LLANVACHES CHURCH HALL
TUESDAY 21 AUGUST 2012

Present	Councillors	Peter Challenger Lesley Morgan MBE Clive Bevan Philip Bishop Sallie Mogford Tony Rex Liz Williams
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Public Attendance 34

2185 APOLOGIES FOR ABSENCE

No Apologies were received.

2186 DECLARATION OF INTERESTS

Cllr Rex declared an interest in the forthcoming discussions on Long Meadow under Agenda Item 1 LDP Alternative Candidate Sites

2187 PUBLIC PARTICIPATION : ALTERNATIVE CANDIDATE SITES

Cllr Challenger explained that the objective of this section of the meeting was to share information with members of the public on the applications for residential candidate sites in Llanvaches: namely, The Cayo (aka Long Meadow) and Rock Farm. He emphasized that the aim was to have a two way open discussion about these sites. Cllr Mogford, Chairman of the Planning Sub-Committee, presented the information that she had obtained from NCC. She opened by saying that there was a limited amount of detail available and went on to state that (a) the developers initially plan to erect 18 houses in Long Meadow (b) there was a plan for a craft shop and also for a footpath that would run parallel along Tabernacle Lane to the A48. Cllr Mogford added that the entrance to the development would be off Rectory Road which meant that heavy plant and machinery would be passing through the village and there were no plans to widen the lane. Next, Cllr Mogford turned to the Rock Farm proposal and said she had been able to obtain only sketchy information. Cllr Challenger remarked that the data obtained for The Cayo Proposal was over 70 pages long and if anyone wished to read it or have their own copy, they should contact him.

Mr Scott Forde enquired about how individual residents could respond. Cllr Challenger said that the deadline was 5.00pm on 19 September and that submissions could be in writing or on line. *It has recently come to the attention of the LCC that on-line submissions should be lodged by 5pm on Monday 17th September.*

Mr David Straughan said that with so little information, residents could not be clear on what they were objecting to. Cllr Rex said that he was restricted to consideration of the Rock Farm case, but although the data from the developer was sparse, we knew, or could surmise, a lot of pertinent information. Such as a) the land was a Greenfield site in an area of outstanding natural beauty – a special landscape area b) the land was a considerable distance from any existing Village Boundary and not linked to an existing hamlet c) there is a flood risk and a high water table on the site d) The roads that would provide access to the site, flood and become fast flowing streams frequently after heavy rain e) the sewage system is overloaded and inadequate without major pumping station upgrades f) the general infrastructure of shops, public transport, schools, surgeries, chemists etc is inadequate. Cllr Challenger said that a developer would probably build 30-40 houses on 1 hectare of land and the Rock Farm site is 3 hectares *{actually it is 8.9 hectares}*, therefore 90 to 120 houses were likely to be built. Cllr Rex said that if permission were given, the result would be a new village larger than Parc Seymour and much larger than Llanvaches.

Mr John Celaschi reminded residents that when Ross Keene farmed The Cayo there could be up to 1000 sheep grazing and if the meadow flooded the sheep moved to higher ground. He said that the meadow was obviously good agricultural land. Mr Peter Richards asked whether there was any information to show that Long Meadow was contaminated. Cllr Bishop said

that flood water from the road goes into Long Meadow and Cllr Mogford added that in the developer's report, petrol and diesel had been mentioned as types of contamination. Mr Richards noted that there was no proof and any contamination was likely to be slight. There was a general consensus that a Craft Shop and a new footpath would not improve the village and that the developer's claim about providing open space was superfluous because the village has a lot of open space and is surrounded by open countryside.

Cllr Bevan asked if the Rock Farm submission was ever a Brownfield Site. Cllr Rex said that the developer had originally claimed it was Brownfield because during the WWII there was a POW camp there. There is no record of quarrying on the land. Cllr Bevan said that the quarry next to the site is dormant and may reopen. Cllr Rex added that housing adjacent to an operating quarry would be at extreme risk from blast and flying rocks.

Cllr Rex said that we should be watchful because the current proposals might be 'stalking horses' for more minor applications that would seem reasonable against the proposed large developments. Cllr Williams said that the main responses should be against developing the Greenfield sites of particular beauty. Cllr Challenger asked residents to respond individually to add strength to the Council responses.

It was agreed that Cllr Mogford would publish the name and address, on the notice board, where residents should forward their objections. Also that the Clerk would publish the minutes quickly, to enable those residents who did not attend to be fully informed.

2188 MINUTES OF PREVIOUS MEETING (21 July 2012)

Cllr Rex, seconded by Cllr Morgan, proposed that the minutes be accepted as a true record. Council agreed by acclaim.

2189 MATTERS ARISING FROM MINUTES

2178(v) (b) Village Green Furniture and Raised Garden - The Clerk confirmed that ex Cllr Kay James would continue to maintain the raised flower bed on the village green.

2180 (i) Inspection Report on Climbing Frame - In reply to a question from Cllr Rex, the Clerk said that the Climbing Frame was now 'off risk' with Allianz.

2179 Churchyard Grants - Cllr Bishop asked if the grant cheques had been issued. The Clerk said that the cheques would be signed at tonight's meeting.

2180 (ii) Play Equipment Damage - Cllr Bishop asked about progress on the damaged elephant. The Clerk has spoken to Mr Nick Fisher at NCC who will decide the action to be taken on repair or replacement.

2190 PUBLIC PARTICIPATION

Cllr Challenger ruled that the item would be taken at the end of the meeting - if required.

2191 MANAGEMENT MATTERS

(i) Clerks Contract of Employment - Cllr Rex recommended that the original Contract of Employment remains as it is and the extra RFO duties be covered by a separate contract as a linked page. By clearly separating the RFO role from the Clerk role, Council could separate the roles again in future or the Clerk could resign from the RFO post, if he/she so wished, and continue as Clerk. This approach was agreed and the Chairman and Clerk signed the page defining the RFO role.

(ii) Consultation Responses - Cllrs had received a consultation report on government proposals to remove the requirement for Councils to have two signatories on cheques. Cllr Williams said that the Local Government Act 1972 defined the need for two signatures on cheques, but with modern technology and electronic banking, this system was outdated. She added that the proposal was to remove this rule from legislation but Councils would still be free to retain the two signature rule if they so wished. Cllr Williams recommended that we agree with the new legislation and Cllr Rex supported the view. By acclaim it was agreed that Cllr Williams would reply to the consultation on Council's behalf.

2191 MATTERS OF LOCAL INTEREST OR CONCERN

(i) 1 South View - Update - Cllr Challenger reported that he had written to Newport City Homes on 15 June and again on 8 August regarding reinstatement of the hedge. Cllr Bevan said that this hedge must be reinstated. Cllr Challenger will review the matter in 6 months.

(ii) 2012 Christmas Event – Cllr Morgan said that the ladies who organised the Jubilee Event were planning to organise carols and mince pies around a Christmas Tree on the Village Green and asked if LCC would support such an event. Cllr Rex said that there were funds available and Cllr Challenger asked that a budget be presented to the next meeting on the funding required. Cllr Rex also enquired if there were any plans for a Christmas Party or Disco for youngsters in the community.

(iii) Diamond Jubilee Commemorative Bench/Tree – The Clerk said that she had been asked in May to investigate the possible purchase of a Jubilee Commemorative Tree for the Village Green to be planted late Autumn. Council considered whether a tree or a carved bench would be preferred as a memento. It was agreed that a tree would be planted and there would be a commemorative plaque alongside. Mr John Wood reminded Council that the benches on the green would need remedial action soon -some slats have been replaced already. The Clerk will check on any risks to the Ancient Ash resulting from the introduction of a new tree. Cllr Rex, seconded by Cllr Bevan, proposed that up to £150 be spent on a tree and agreement was unanimous. The Clerk will investigate total costs for planting suitable species and put a proposal to the next meeting.

(iv) Status of the Footpath, Stiles and Gate in Slaughters Field – Mr Paul Cooper was invited to address the meeting about the state of the stile and footpath off Llanvaches Lane. He said that the public footpath was hidden and use was prevented by the maize crop. The stile had been replaced when a new wider gateway was created and the stile was now half the width of the original one – also, the footpath sign was pointing the wrong way. Cllr Williams agreed to investigate and report back at the next meeting.

2192 PLANNING MATTERS

(i) 12/0656 House adjacent to Gwent Lea – Cllr Rex said that the developers had asked for release of conditions regarding connection to the main drainage system. Their application was based on Welsh Water allowing the connection and over-riding Planning's requirement for a cesspool. A decision is likely to be made within the next 2 weeks

(ii) Barn Conversion nr Hillside Cottage – New Access Road: Approved Access and Splay. Cllr Challenger said that the access way had been made in blatant disregard of the refusal of permission. We await action by Planning Enforcement.

(iii) Pike Road - Update – Cllr Challenger reported that the rubble was still mountainous. Cllr Bevan enquired if there was a requirement to replace the stone extracted before they reinstate the land. Cllr Rex said that no retrospective planning application had been made so it was likely that an Enforcement Order would be issued. Cllr Challenger said a feeling of frustration was felt amongst Cllrs on the planning rules within this area. It seemed that planning enforcement was being ignored and he suggested that the Head of NCC Planning be invited to meet with Cllrs to discuss our concerns and their actions. Cllr Challenger asked the Clerk and Cllr Mogford to arrange such a meeting. Cllr Bishop stated the need to take photos and get evidence about Pike Road and report back at October Council Meeting.

2193 PLAYING FIELD MATTERS

(i) Removal of Climbing Frame - Cllr Challenger expressed Council's thanks to Mr John Wood, and Cllrs Bevan and Williams for their help in removing the climbing frame recently.

(ii) Trimming of Trees in Playing Field - Cllr Morgan reported that this work had now been completed by Mr John Purnell's contractors.

(iii) Recreation Field Gates – The Clerk reported that new gates had now been installed and the general reaction was good.

2194 FINANCIAL MATTERS

(i) Tax Rebate – Cllr Rex said that although it seemed certain that the money was refunded in error and the deductions were for tax paid by Mrs Alison Aston, it was difficulty to clearly prove this case without the relevant payment forms. Cllr Challenger asked Cllr Rex to draft a letter to the Inland Revenue with the aim of resolving the issue.

(ii) Financial Regulations – Cllr Rex said that all Cllrs had received a copy of the Financial Regulations and he proposed that no changes were made as a result of the Clerk also being the RFO. Council agreed noting that a regular review would take place next April.

(iii) Payment of Accounts – Payments Due and Payments Confirmed.

The Clerk presented the following items for payment

	£
1. Clerk's salary July 2012	120.24
2. Tax Due: July 2012	30.06
3. Clerk's salary August 2012 (Standing Order 31 Aug)	143.10
4. Tax Due : August 2012	35.77
5. Clerk's expenses	3.00
6. OVW Course Fees - <i>Finance</i> 24.11.11	50.00
7. OVW Course Fees <i>New Councillor Induction</i>	90.00
8. W.M.Garden Services Ltd (Installation of Gates)	888.00
9. Brandon Hire (Fencing off Climbing Frame)	92.16
10. Gilgal Heritage Trust (Restoration Fund)	60.00
11. Bethany Baptist Chapel (Churchyard Maintenance)	60.00
12. Tabernacle Chapel (Churchyard Maintenance)	60.00
13. St. Dubritius Church (Churchyard Maintenance)	60.00
14. NCC Grounds Maintenance 1.4.12 – 30.6.12	255.00
TOTAL	<u>1947.33</u>

Cllr Rex asked whether the RFO was confident that £255 was owed to NCC and the Credit Notes and Overpayments had been resolved. The answer being affirmative, Cllr Williams proposed that the above payments be approved, Cllr Rex seconded the motion and it was agreed unanimously.

(iv) Fund Raising - Cllr Morgan said £300 had been raised for new play equipment by a cake sale and she passed the cash to the Clerk. Cllr Rex said that Regulations and Insurers noted that Council did not handle cash and, to preserve this situation, the Clerk was asked to pay the cash into her private account and issue an immediate cheque for the amount in favour of LCC Play Equipment Fund. Cllr Williams observed that it would be advantageous if any further donations were paid over by cheque.

2195 CORRESPONDENCE

Cllr Williams and Cllr Morgan asked that the Correspondence List be sent out at least 3 days before the meeting. Cllr Rex said that the 48 Hr Rule applied to the list, so, it should be sent to Cllrs before 7.00pm on the Sunday prior to the meeting.

2196 ANY OTHER BUSINESS

Cllr Bishop expressed concern because Cllrs had been unable to hold a meeting to discuss the LDP Alternative Sites issue in isolation to the scheduled LCC Public meeting because of the ruling that all meetings have to be open to the public. Cllr Rex said that a Working Party could be set up with some Cllrs in the membership and the WP would not be subject to the restrictions re openness and notice of meeting. However, if all Cllrs were on the WP it would be classed as a Council Meeting. Cllr Bishop suggested that a WP be set up to examine the Alternative Sites issue. Cllr Bevan added that the WP should contain 3 invited members of the public, and if availability of the Church Hall was an issue he would be happy to host the meeting at his house. Cllr Challenger said that the community should be given 2 weeks to review the LDP issues and Cllr Mogford should then arrange a Working Party to prepare the LCC response. Council agreed.

2197 DATE OF NEXT MEETING

Tuesday 16 October 2012

The meeting closed at 9.35 p.m.