

**TRELLECH UNITED COMMUNITY COUNCIL
MINUTES OF MEETING**

held at Pelham Hall, Penallt on Monday 20 November 2017 at 7pm

Councillor	Village	Attendance
John Gooding	Catbrook	Not present
Andy Pullan	Catbrook	Present
Bob Dagger (Chair)	Llandogo	Present
Lynne Parker	Llandogo	Present
Martin Blakebrough	Llanishen	Present
George Weston	Llanishen	Present
Rosemary Decker-Thomas	The Narth	Present
Larry Stoter	The Narth	Not present
John Baldwin	Penallt	Present
Tessa Murray	Penallt	Present
Christopher Edwards	Trellech	Present
Alan Poulter	Trellech	Present
Iain Stokes	Whitebrook	Present
County Cllr Debby Blakebrough	MCC	Not present

Clerk: Ann Davison

PUBLIC MEETING: none

17234 **APOLOGIES FOR ABSENCE:** Cllrs J Gooding and L Stoter and Cty Cllr Blakebrough

17235 **DECLARATION OF INTERESTS:** none

17236 **REPORT FROM COUNTY COUNCILLOR DEBBY BLAKEBROUGH:** None

17237 **TO APPROVE THE MINUTES OF THE MEETING HELD ON 16 October**
The minutes for 16 October were agreed and signed as a true record.

17238 **MATTERS ARISING FROM THE MINUTES OF 16 October**

Item 17187: Planning Aid Wales training on Pre-Application Consultation

Cllrs Decker-Thomas and Parker would attend this training session on 21 November

Item 17190: Price's Bridge Rights of Way

The Planning Inspector had directed MCC to resolve this case within 12 months, by 13 November 2018

Item 17227: Ownership of car park near Trellech School

No proposal had yet been received from MCC

Item 17230: New Mills phone box

Paul Keeble of MCC Highways had confirmed that he believed this triangle of land to belong to MCC Highways

17239 **PLANNING APPLICATIONS**

- 01134, The Narth, Home Farm, Pen y Fan, extension and conversion of garage, new car port.
Recommend approval
- 01141, Trellech, Lion Inn, detached dwelling in grounds. While not objecting in principle to a dwelling on the site a number of problems with this application were noted. The site was considered too small for the proposed house. Drainage could also cause problems, as both surface water and the discharge from the proposed package treatment plant would find their way into the adjacent stream, and this stream already has a recent history of flooding. Construction of a soakaway at the point indicated on the plans would inevitably damage the roots of the large trees (which are wrongly shown on the other side of the stream in the plan submitted); these trees lie outside but immediately adjacent to the property boundary. There are a number of other trees along the boundary with Greenaway Lane which would need to be removed in order to provide an adequate visibility splay to the driveway, but

are an integral aspect of the rural environment in the village. Although the proposed driveway is large, with a very wide access onto the lane, it would not provide sufficient space for vehicles to turn; it would therefore be necessary to reverse onto this single track lane where visibility is poor.
Recommend refusal

- 01214, Llandogo, Land at Parklands, A466, 15m pole with antennae, dishes etc. Recommend approval
- 2016/01206, Penallt, Upper Llanant Farm, Pentwyn Lane. Construction of new garden storage building. Appeal against refusal of planning permission. Noted
- 2017/00524, Trellech Grange, Llan y Nant Farm, restoration and conversion of stone barn. Appeal against refusal of planning permission. Noted. The Planning Inspector should be Informed of the previous application 2016/01098 that was also refused.

Clerk

17240 **FURTHER PLANNING APPLICATIONS RECEIVED**

- 01260 and 01261, 01274 and 01275, Trellech, Lloysey Farm, alterations and 2 storey extension to Grade II listed barn. Planning consent and listed building consent. Planners have agreed that the consultation period can be extended to 12 December, following TUCC's next meeting.
- 01326, The Narth, Four Acres, Maryland, wood burning stove with flue. Recommend approval

Clerk

17241 **PLANNING DECISIONS**

- 2015/00942, Trellech, Three Stones Farm, conversion of barn to 3-bed dwelling under planning approval 32893, listed building consent. Approved
- 00981, Trellech, Lark Rise, replacement dwelling and car port., amended plans. Approved
- 01025, Whitebrook, Hillside House, conversion of workshop to holiday accommodation and new gate access to field above house. Approved
- 01204, Penallt, Cross Dermond, single storey extension. Approved

17242 **FURTHER PLANNING DECISIONS:** None

17243 **ACCOUNTS FOR PAYMENT**

Current bank balance (less uncashed cheques): £38,109.10
The comparison between the 2017/18 budget and expenditure to date was noted.
The bank statement and invoices for payment had been scrutinised and verified by Cllr Poulter.
The following accounts were presented and payment agreed.

300017	Catbrook Memorial Hall: business rates (£192.12) + services (£500)	£692.12
300018	Babington Educational Trust: business rates (£184.63) + hall hire 18 Sep (£30)	£214.63
300019	Clerk: printer cartridges	£65.76
300020	J Hoskins: grass cutting Catbrook Village Green	£266

Clerk

17244 **DOG WASTE BINS**

The bin at Pentwyn Green often overflows. Councillors doubted whether bins were always emptied every two weeks, but the clerk had been assured by Merlin Waste that they did empty all bins fortnightly. One solution would be to install a larger bin at this location; but Merlin had argued against this, as 60 litre bags were too heavy to lift.
An additional bin had also been requested for Trellech, to be sited near the grit bin by the bus shelter.

It was resolved to order from MCC two additional 40 litre bins, at a cost of £89.50 each. One for Trellech and one to be sited next to the existing bin on Pentwyn Green.

It was noted that Merlin Waste were increasing the cost of emptying from 1 April 2018, from £3.33/unit to £3.75, the first increase in three years (landfill costs having increased by an average of 4% per annum). The annual cost per bin would therefore rise from £88.14 to £97.50.

Clerk

17245 **REFURBISHMENT OF PHONE BOX AT NEW MILLS**

Cllr Stokes explained that the phone box, which contains a TUCC defibrillator, was very dilapidated. Yellowed perspex panes needed replacing with glass, the light fitting needed to be replaced, and the structure painted. The ground surrounding the phone box (and the TUCC notice board) was also extremely muddy and needed gravel. A local resident, Mr Llewellyn Simpson, had already spent many hours working voluntarily to improve it.

It was resolved that TUCC should cover the cost of materials up to £320, plus £50 towards labour costs.

17246 **TRUSTEES for BABINGTON EDUCATION TRUST**

Rosemary and Dermot Decker-Thomas had resigned as trustees, leaving two vacancies for which TUCC needed to make appointments. This item was deferred to the next meeting.

Clerk

17247 **CATBROOK FOOTBALL FIELD:** No report

17248 **BABINGTON MEADOW:** No report

17249 **OTHER REPORTS**

- Draft budget for 2018-19: the finance group will meet before the December meeting. BD, JG, TM, AP, Clerk
- TUCC February meeting. It was agreed that this meeting would be held on 12 February rather than 19 February.
- Pentwyn track. It was reported that the contractor had now resurfaced the access track to a high standard. The clerk was asked to thank GWT.

Clerk

Clerk

17250 **CORRESPONDENCE**

MCC, M Hand, dates on consultation letters from MCC Planning department
MCC, M Higgitt, Rural Transport Solutions, workshop, Abergavenny, 24 Nov
MCC, P Keeble, confirmation that New Mills phone box on MCC Highways land
MCC, S Parkinson, request for any orders for additional dog waste bins
MCC, M Sellick, temporary road closure, 22-24 Nov, Shop Corner road, Ty Uchaf, Cwmcarnvan

Boundary Commission for Wales, Review of Parliamentary Constituencies, revised proposals, consultation to 11 Dec

Babington Centre, copy of MCC rates bill

Babington Education Trust, J Roberts, notification of two vacancies for TUCC-appointed trustees

R Decker-Thomas, resignation as trustee of Babington Education Trust

Merlin Waste, increase in price to £3.75 per unit (previously £3.39)

Monmouth Town Council (Felicity Cotton), cluster group meeting, 20 Nov

Monmouth Town Council (Felicity Cotton), cluster funding application, and clarification that no financial contribution expected from cluster member councils

Monmouthshire County Citizens Advice Bureau, AGM, 4 Dec, Usk

One Voice Wales, Area Committee, minutes, 5 Oct

One Voice Wales, news bulletin, Oct 2017

Open Spaces Society, newsletter

Planning Inspectorate Wales, determination of PROW case, Price's Bridge, Whitelye

SARA (Severn Area Rescue Association) appeal for funding

Unity Trust Bank, increase in interest to 0.20% on deposit account

WAG, proposed legislative changes on town and village greens, consultation to 2 Feb 2018

17251 **ITEMS FOR THE PRESS/NEXT AGENDA:** None

17252 **DATE OF THE NEXT MEETING:** Monday, 11 December 2017 at The Hall, Llanishen

The meeting closed at 20:25