

**TRELLECH UNITED COMMUNITY COUNCIL
MINUTES OF MEETING
held at Whitebrook Village Hall, on Monday 17 June 2019 at 7pm**

Village	Councillor	Attendance
Catbrook	Guy Bowden	Present
Catbrook	Andy Pullan	Present
Llandogo	Bob Dagger	Present
Llandogo	Lynne Parker	Present
Llanishen	Martin Blakebrough (Chair)	Present
Llanishen	George Weston	Present
The Narth	Rosemary Decker-Thomas	Present
The Narth	Larry Stoter	Present
Penallt	David May	Present
Penallt	Mary Wakeling	Present
Trellech	Christopher Edwards	Present
Trellech	Alan Poulter	Present
Whitebrook	Iain Stokes	Present
MCC	County Cllr Debby Blakebrough	Not present

Clerk: Ann Davison

PUBLIC MEETING: Several residents of The Narth attended, and spoke about planning application 2019/00280. They explained in detail why they opposed the application.

19117. APOLOGIES FOR ABSENCE: Cty Cllr Debby Blakebrough

19118. DECLARATIONS OF INTEREST

Cllr Stokes: Item 19123, planning application 2019/00502, submitted by his immediate neighbour. Cllr Stokes took no part in the discussion or vote.

Cllr Wakeling: item 19130, tree work on Pen y Garn Common, as the trees in question overhang Cllr Wakeling's property. She did not join the discussion or vote on the matter.

19119. WYE VALLEY RIVER FESTIVAL 2020

Sarah Sawyer, of the AONB, explained that the fourth festival is planned for 2-17 May 2020 – over a two week period, including three weekends. As on previous occasions it will start in Hereford and end in Llandogo. It will be an environment and arts festival with community involvement, celebrating the beauty of the landscape. There will also be a substantial outreach programme in local schools. A draft schedule was provided, but the organisers are still waiting to hear whether their funding bids have been successful. They hope to become a CIO, separate from the AONB.

19120. REPORT FROM COUNTY COUNCILLOR DEBBY BLAKEBROUGH: None

19121. MINUTES OF THE MEETING HELD ON 20 May: agreed and signed as a true record.

Clerk

19122. MATTERS ARISING FROM PREVIOUS MINUTES

Item 19074, etc: Traffic calming in Llandogo

Two SID signs have now been installed. Unfortunately the road sign installed by TUCC indicating the turning to the village hall and the school was mistakenly removed at the same time. It has since been partially replaced, and MCC has promised to replace the sign facing drivers from the Monmouth direction within the next week.

Item 19098: Catbrook Village Hall representative

Clr Pullan confirmed that formal representation on the hall committee is not necessary.

19123. PLANNING APPLICATIONS

- 00254, Penallt, Old Tythe Barn, retrospective for altered elevation in relation to farm buildings approved under M/9297. Recommend approval
- 00280, The Narth, Thorneycroft, demolition of existing house, replacement with two detached dwellings. Proposal is contrary to Policy H5: the proposed dwellings are of a form, bulk, size and scale that fail to respect their setting. They are positioned towards the front of the plot, unlike the neighbouring houses, resulting in an overwhelming impact at the entrance to the village. The existing building is approximately 75 m² footprint; whereas each replacement house would have a footprint of approximately 150 m² – a 400% increase in footprint (excluding outbuildings) and significantly larger than any adjacent properties. The dry stone wall along the frontage is up to 1m high, contrary to information in the application, and should be retained as it is characteristic of the settlement, as are the hedgerows. Furthermore the ecology survey has identified the presence of hazel dormice, which are a protected species. Drainage would pose a major potential problem (Policy SD3 – Flood Risk). There are seasonal springs on the site and there is already considerable run-off from the site onto the road. The addition of two large houses, plus paved drives and hard standing will significantly increase run-off, even with the proposed use of permeable pavements. A comprehensive SUDS should be required before planning approval, as per LDF para 6.3.27. (It should be noted that relocating the houses further back on the site, with garages and hard standing in front of the dwellings, would substantially reduce the total hard surface required.) Recommend refusal
- 00502, Whitebrook, Five Springs, Cabin Rd, new garage/store/workshop at existing dwelling. Recommend approval
- 00725, Penallt, Llananant Barn, conversion and change of use to dwelling. Attention should be drawn to the previous planning history: a very similar application made by the same owners in 2004, refused by MCC in 2005, and further refused on appeal to the Planning Inspectorate in 2006. “The barn was substantially rebuilt in 1998 without the benefit of the necessary planning permission, ostensibly for agricultural purposes. The local Planning Authority is not satisfied that it has genuinely been used for this purpose.” (MCC Corporate Director Environment 2005) It should also be noted that the Black Brook, which runs next to the property, has a history of severe flooding, most recently in 2009, when a number of properties downstream from the site were extensively damaged. Recommend refusal
- 00715, Catbrook, Loxley House, 2 storey extension to north gable to provide annexe for dependant relatives. Recommend approval
- 00841, Catbrook, 5 Broadstone Terrace, rear single storey extension. Recommend approval

Clerk

19124. FURTHER PLANNING APPLICATIONS RECEIVED

- 00825, Catbrook, The Gethley, Parkhouse Road, 2 storey side extension etc. Recommend approval
- 00921, Catbrook, The Gethley, agricultural notification: agricultural building to store tractor and animal feed.

19125. MCC PLANNING DECISIONS

- 00672, Penallt, Capel Pentwyn new detached garage & art studio, new flues & LPG tank, etc. Approved

19126. FURTHER MCC PLANNING DECISIONS:

- 00562, Llanishen, Hillside, single storey extension to front elevation. Approved

19127. ACCOUNTS FOR PAYMENT

Current bank balance (less uncashed cheques): £54,895.26

The comparison between the 2019/20 budget and expenditure to date was noted. The bank statement and invoices had been scrutinised and verified by Cllr Pullan.

The following accounts were presented and payment agreed.

300136	Pelham Hall, business rates & £500 contribution to services	£1341.60
300137	Clerk, salary	£415.07
300138	Playworks, salary admin March-June	£80
300139	R McKeand, batteries for defibrillator in Llandogo	£21.92
300140	Babington Centre, hire for 8 April	£40

It was noted that the final net cost for the One Voice Wales training session on the Code of Conduct was £319.35

Training + trainer's travel costs: £442.20

Hire of hall £40.00

Refreshments £12.15

Contributions from other councils (£175.00)

There is an allocated fund of £1000 in TUCC reserves for in-house training in 2019/20.

Clerk

19128. 30 MPH ZONES AND VILLAGE ENTRANCE SIGNS

The clerk was asked to forward councillors' suggestions for the extent of 30 mph zones to MCC Highways, as discussed with Roger Hoggins at the April meeting of TUCC (minute 19071).

Discussion of village entrance signs was postponed to the next agenda.

Clerk

19129. PENALLT MAP BOARDS

Two map boards were erected in the past in Penallt. Both have rotted wooden supports and the glass in one is shattered. Pelham Hall Committee has offered to mount one of the laminated maps on the hall, and to take over ownership and responsibility for its upkeep. **It was resolved** to accept this offer.

A local handyman has assessed the work required to refurbish the board on the road approaching from Monmouth, and quoted £300, including materials. **It was resolved** to accept this quote, with total expenditure not to exceed £350.

DM

19130. TREE WORK ON PEN Y GARN COMMON

Cllr Weston reported that, on an informal basis, he had inspected several trees on Pen y Garn Common, which overhang Rock Cottage and its driveway. He considered that some branches might constitute a danger. It was noted that Pen y Garn is registered common land, although not in TUCC ownership. It was recommended that the owner of Rock Cottage obtain three professional assessments of the trees and quotes for remedial work; a request could then be submitted to TUCC to contribute towards the cost.

19131. PENTWYN GREEN

The meeting was temporarily suspended, to allow former community councillor Ashley Thomas to speak about the history of this matter. On resumption of the council meeting, the public and press were excluded from the discussion.

The clerk was asked to: (a) write to the tenant who recently contacted TUCC, advising them not to carry out work; and (b) write to the landlord, whose address was now known, to pass on the advice given by the solicitor in 2009, and proposing a meeting to resolve the issue.

Clerk

19132. MAINTENANCE COSTS FOR BABINGTON MEADOW

It was resolved to make an additional grant of £150 to the Babington Meadow Committee, to carry out the various remedial tasks identified in the recent playground safety inspection.

Clerk

19133. COMMUNITY CONCERN ABOUT THE INN ON THE GREEN

The clerk was asked to inform TUCC's correspondent that her letter had been noted.

Clerk

19134. SUPPORT FOR CHARITIES IN 2019/20

Postponed to next agenda

19135. BABINGTON MEADOW: No report

19136. ANY OTHER REPORTS: None

19137. CORRESPONDENCE

The following correspondence was received and noted:

MCC, S Baldwin, updates on road closure, A466
MCC, L Bazely, definitive mapping order, Price's Bridge, Whitelye
MCC, L Bermingham, Monmouth Community Hub newsletter
MCC, M Collins, apology for removal of "village hall and school" sign in Llandogo
MCC, R Keeble, civil parking enforcement in Monmouthshire
MCC, S Parkinson, possible new stickers for dog waste bins

Abergavenny TC, J Lee, only one central Monmouthshire rep required for dog waste group
A Bevan Health Board, newsletter
A Braund, ConnectedKerb.co.uk, questionnaire on electric vehicle charging points
CPRW, members' bulletin
D Davies MP, copy of response from MCC on 30 mph zones in villages
J Griffin, final report from NRW complaints process re Price's Bridge
Monmouth TC, Climate Emergency Meeting, Bridges, 6th June
One Voice Wales, training courses available
One Voice Wales, on-line training available
Open Spaces Society, newsletter
S Redman, community concern over the Inn on the Green
R Robertson, request for additional funding for maintenance at Babington Meadow
WAG, Renewing Our Democracy, Update on the Assembly Reform Programme

19138. ITEMS FOR THE PRESS/NEXT AGENDA: No additional items

19139. DATE OF THE NEXT MEETING: Monday, 15 July 2019 at The Hall, Llanishen. Preceded by a public meeting at 18:30, addressed by Richard Morgan-Evans of the Aneurin Bevan Health Board.

The meeting closed at 22:00