

TRELLECH UNITED COMMUNITY COUNCIL
MINUTES OF MEETING
held via Zoom on Monday 21 February 2022 at 7 pm

Village	Councillor	Attendance
Catbrook	Guy Bowden	Not 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	Not present
Penallt	David May	Present
Penallt	Mary Wakeling	Present
Trellech	Christopher Edwards	Not present
Trellech	Alan Poulter	Present
Whitebrook	Iain Stokes	Present
MCC	County Cllr Debby Blakebrough	Not present
MCC	County Cllr Richard John	Present

Clerk: Ann Davison

PUBLIC MEETING: none

22022. APOLOGIES FOR ABSENCE: Cllr G Bowden, C Edwards, L Stoter

22023. DECLARATIONS OF INTEREST: Cllr I Stokes, planning application 2022/00136, submitted by a close neighbour

22024. PLANNING ENFORCEMENT

Guy Delamere, of MCC Planning, explained that it is not illegal to build or develop without planning permission, providing a retrospective planning application is made. In the controversial case of the Silver Circle Distillery, planning enforcement had therefore focused on ensuring that a comprehensive planning application was submitted. That has now happened, so the next stage of the procedure is to wait to see if it is approved or not. He promised that Enforcement will intervene should any further events at the distillery be advertised to the public before the planning application has been determined.

He said that MCC always tries to avoid losing planning appeals, since MCC then becomes liable for costs. The Enforcement department currently has only one officer, as two members of staff left recently.

Councillors thanked Mr Delamere for attending, and responding to their enquiries. They emphasised however that they were very concerned that each controversial case tended to set a precedent, and encouraged further disregard for planning rules.

22025. MINUTES OF THE MEETING HELD ON 17 January: agreed as a true record. Chair to print and sign.

22026. MATTERS ARISING FROM PREVIOUS MINUTES

Item 20101: Interactive map on TUCC website

This feature had temporarily not worked, but Amy Pritchard at MCC had swiftly repaired the link. She had also added new features, including the option of locating all current planning applications on the map. Both existing boundaries and those that will apply after the May elections can be seen.

Item 21234: Notice Boards

New notice boards for Llandogo and Whitebrook had been ordered, with an expected delivery date of 25 April.

Item 22005: Planning approval for 2021/01905

The planning officer had apologised for determining this application before the January TUCC meeting, despite her prior agreement to await TUCC comments. This had been an oversight on her part.

Item 22007: Planning decisions

2022/02009, The Firs, Llandogo. Philip Thomas of MCC Planning had clarified that a Certificate of Lawful Development had been issued, as no planning application had been required. The fact that the site was within the Conservation Area was therefore irrelevant.

Forming a hard standing area was permitted development and did not require planning permission. Siting a caravan for occasional use within the curtilage of the dwelling is also lawful, with an established body of case law on the matter, and does not require planning permission.

22027. PLANNING APPLICATIONS

- 2021/01950, Trellech, Trellech School, standalone nursery unit. No objection to the building; but parking and traffic congestion were a concern.
- 2022/00048, Catbrook, Pleasant View Barn, retention of mixed use for distillery, bar, tourist use, etc. Re-consultation. No further comment, as nothing had changed.
- 2022/00136, Whitebrook, New Mills, remove existing conservatory & erect single storey flat-roofed extension with terrace above. Recommend approval
- 2022/00153, Penallt, Llanant Farm, new agricultural barn. Amendment to 2021/00584. Recommend approval

Clerk

22028. FURTHER PLANNING APPLICATIONS RECEIVED

- 00172, Catbrook, Fairfield, single storey extension, new garage. Recommend approve extension, but seek alternative location for garage on the site.
- 00201, Llanishen, Quarry Cottage, alterations to existing garage roof to form hobby room. Recommend approval

Clerk

22029. MCC PLANNING DECISIONS

- 2021/01145, Llanishen, Site adj to B4293, Church Rd: Discharge of conditions, construction traffic etc. Approved
- 2021/01711, Catbrook, Hazeldene, Ceciliford, single storey extension. New double garage. Approved
- 2021/01871, The Narth, Carrick, new 1st floor external door and Juliet balcony. Approved

- 2021/01905, Trellech, Jasmine Cottage, single storey extension to rear of property. Approved
- 2021/02027, Whitebrook, Unicorn Cottage, removal of holly tree and diseased ash tree. Approved
- 2022/00034, The Narth, 5 Badgers Dene, single storey rear extension. Approved

22030. FURTHER MCC PLANNING DECISIONS

- 2020/01642, Whitebrook, The Green, Maypole Rd, change of use for existing outbuilding B1 (business) to C3 (residential) with single storey extension. Approved
- 2021/01162, The Narth, Chapel View, Maryland, extension and alterations. Re-consultation. Approved
- 2021/ 01841, Llandogo, Mill House, single storey extension to front elevation. Refused front extension, approved rear balcony
- 2021/02034, Whitebrook, Clearwater House, demolition of conservatory and construction of single storey annexe. Approved

22031. CHANGE TO PLANNING CONDITIONS FOR 2019/02053, LLANISHEN

Eight dwellings had been approved on a small site, of which three were to be sold on the open market, and the remainder classified as 'affordable, with some for sale and some for rent. This had now changed, without any consultation, to rentals only. Craig O'Connor had responded to local councillors that this change was not part of the planning process, so consultation was not required.

Councillors were concerned that in such circumstances they should at least be informed of changes, in order to communicate effectively with local residents. The clerk was asked to write to the Planning Department requesting that this change be introduced.

It was understood that the Rural Housing Officer, David James, had offered to speak about the changes to the development. The clerk was asked to invite him to the next meeting.

Clerk

22032. ACCOUNTS FOR PAYMENT

Current bank balance: £46,707.27

The comparison between the 2021/22 budget and expenditure to date was noted.

The following accounts were presented and payment agreed. Cllrs Poulter and Decker-Thomas were nominated to complete online authorisations for these payments.

BACS/101	Merlin Waste (£154.92 + £30.98 VAT)	£185.90
BACS/102	Clerk, salary incl backpay increase for Dec & Jan	£647.17
BACS/103	HMRC PAYE (February)	£84.80
BACS/104	Playworks (Katherine Watkins), salary admin	£20
BACS/105	Grant to Llandogo WI for defib case, min 22011	£540
BACS/106	Whitebrook Village Hall, grant towards services	£500
BACS/107	Pelham Hall, grant towards services	£500

- It was noted that minute 22011 had approved a sum "up to £500" for a defibrillator case in Llandogo. Since the WI was unable to reclaim VAT the final cost to them would be £540. **It was resolved** to increase the grant to £540, to include VAT.
- It was noted that the Unity Trust savings account was once again earning some interest. The rate was 0.15% from 17 December and 0.25% since 4 February.

Clerk, AP. RD-T

22033. WYE VALLEY ACTION PLAN

A brief report had been circulated; **it was resolved** to accept the report. It was acknowledged that four councils plus the AONB and MCC all working together should be productive. A further group will be formed to drive ideas forward, with representation from each council.

22034. ZOOM or IN-PERSON MEETINGS

It was resolved that the March meeting should be held in person, as it would be the last occasion on which the current council would meet. If available the main hall in Llandogo would be used, which would allow for adequate social distancing. If unavailable then Pelham Hall should be used. Both these venues could offer fast wifi, which would enable a blended meeting. Cllr Blakebrough would lend the relevant technology on this occasion, to enable a blended meeting.

It was further resolved that the first meeting of the newly elected council on 16 May should be held in person in Pelham Hall. The agenda on that occasion should include an item on the holding of future meetings, whether by Zoom, in person, or blended.

Clerk

22035. REPLACEMENT CLERK

The clerk wished to retire from the post following the May election, but was willing to continue in post until a replacement was inducted and ready to take over.

This item was postponed to the March meeting. The clerk was asked to circulate a copy of the current model contract, from SLCC. The finance group was currently reviewing the salary to be offered. A decision would need to be taken over where to advertise the post.

It was resolved that the current council should advertise the post, but that appointment of a new clerk should be by the new council.

Clerk

22036. BABINGTON MEADOW

It was noted that Alastair Robertson was currently in hospital, following a fall, and councillors sent their best wishes. There had been no opportunities for fund raising during the pandemic. The committee had found one new member to join its ranks, and hoped to hold a meeting next month. There were plans to replace two benches that were decaying, at a cost of £200 each. A tree consultant had looked at the ash die back; she would visit again by July when the trees would be in leaf.

22037. ANY OTHER REPORTS

- Off-road motorcycles in Whitebrook. Cllr Blakebrough and County Cllr Richard John were to meet with residents on 6th March to discuss the situation.
- Biodiversity. Cllr Decker-Thomas had enrolled on the Carbon Literacy Training provided by MCC. This will be on the agenda in March

22038. CORRESPONDENCE

The following correspondence was received and noted:

MCC, G Freeman, temporary road closure, Tintern Road, Parkhouse, 23 Feb
MCC, G Freeman, temporary road closure, Greystones Lane, Pen y Fan, 28 Feb-2 March
MCC, L Gillespie, re representation on Wye Valley Steering Group
MCC, L Gillespie, MCC tender for village gateway signage
MCC, K James, payment details for precept 2022-23
MCC, Planning Policy, Replacement LDP 2018-2033, second call for candidate sites
MCC, A Pritchard, additions to online map of council boundaries
MCC, P Thomas, clarification on Certificate of Lawful Development, 2021/02009, The Firs, Llandogo

ABB Health Board, weekly vaccination update, and final publication
Calon Hearts, grant funding available for defibrillators
D Emerson, query over permission for building on land for sale in Llandogo
Greenbarnes, confirmation of orders for notice boards for Llandogo and Whitebrook

A Henstridge, treasurer Pelham Hall, application for hall expenses grant
Marie Curie, thanks for donation
T McCord, Trellech Church, enquiry about grants for installing wifi
The North Footpath Group, B Mahony, locations for work on 21 Jan
Natural Resources Wales, consultation on "Nature and Us"
One Voice Wales, R Carter, information on swifts
R Robertson, Babington Meadow, application for 2022-23 grant
S Symondson, treasurer Whitebrook Village Hall, grant applications
Unity Trust Bank, interest rate on instant access savings account
N Williams, enquiry about Catbrook football field

22039. ITEMS FOR THE PRESS/NEXT AGENDA: none

22040. DATE OF THE NEXT MEETING:

Monday, 21 March 2022 at 7pm. In-person meeting with possibility to join by Zoom. Venue confirmed as Llandogo Millennium Hall

The meeting closed at 21:00