

**Llanelly Community Council**  
**Minutes of the Ordinary Council Meeting held on**  
**Monday 14<sup>th</sup> April 2014 at the Council Chamber, Gilwern at**  
**7.00pm**

**Present**

Cllr Kay Blackwell  
Cllr Malcolm Cook  
Cllr Anthony Carrington  
Cllr Lynne Elliott  
Cllr Simon Howarth  
Cllr Giles Howard

Cllr John Jones  
Cllr Val Jones  
Cllr Brian Kemp (Chairman)  
Cllr David McCloy  
Cllr Phillip Salter  
Cllr Trevor Williams

**14/204 In attendance**

Adrian Edwards, Clerk to the Council.  
Mr David James Monmouthshire Rural Housing Officer  
Sixteen members of the public were in attendance.

**14/205 Agenda Item 1:-Apologies received from.**

Cllr Downes joined that meeting at 7.50 pm  
Cllrs Carrington and Thomas left the meeting after minute 14/214

**14/206 Agenda Item 2:-Declaration of interest.**

Cllr Elliot declared an interest in planning **13/10633/FUL**

**14/207 Agenda Item 3:- "15 minutes' are set aside".** For questions from members of the public

The Chairman suspended the standing orders to allow the public to address the Council on planning application 13/10295/FUL. The Chairman moved planning number **13/10295/FUL**: Land at Cae Meldon, Gilwern to allow the public address the meeting and express any concerns. The Chairman introduced Mr David James to the meeting as the Monmouthshire rural enabling officer.

Mr James gave the meeting a brief on the back ground of a rural enabling officer within the county. He explained about his role of a rural housing enabler in Monmouthshire. He explained about the planning application 13/10295/FUL and the affordable housing units included in the application. He explained about the differences between the Monmouthshire and NPA policies. There was some debate over the difference in the NPA and MCC policies

One member stated that the rural housing need policy was set up for local and the indigenous population. Concern was expressed that if the housing needs policy has changed why haven't the local Councils been told.

One resident expressed concern over the closeness of the development to his property. He explained that he has written to the Planning Authority but he is unable to confirm the distances between the proposed dwelling and his property boundary. It was explained that a number of properties are very close to existing properties and their boundaries.

There was some concern over the height of the buildings and there was also concern over the

access into the cul-de-sacs of Old Ty Mawr Road due to land ownership. There was some concern over the cross section shown on the application and it felt that the cross sections were not provided in the areas where the two and half storey dwellings were going to be constructed. This gave a false impression of the height and impact on existing dwellings.

One member asked about exception sites. It was asked if the affordable homes could be moved to a different location on land adjacent to the proposed development. Mr James explained exception sites are subject to different scrutiny. Mr James asked elected members and members of the public about the consultation with the developer. It was explained that no consultation has taken place with the developer and LCC and the residents.

It was explained the NPA planning process is non transparent, as no one is able to see the concerns individuals are expressing over any proposed development. The only way anyone is able to see what comments or concerns are made is to make an appointment and inspect the planning file.

One resident asked about the time constraints on the Planning Authority and any fines that may be levied against the Planning Authority. It was explained the Planning Authority should consider the application in a realistic time. If the applicant thinks this not the case the applicant can apply for the application to be considered by the WG and Planning Inspectorate.

One member stated that he is hoping that the Planning Committee will inspect the proposed site before the application is considered at the committee stage. It was explained that the numbers may be limited and each representation to the committee will be limited to three minutes.

There was concern over the works which have started by grubbing out the hedge row and felling some of the small trees. It was explained that this work was commissioned by the land owner.

There was also concern over the traffic that will use the old Ty Mawr Road. It was explained that sat-navigation sends vehicles along this road not down the new access road.

A number of residents expressed concern over the way this application has been made and that residents have had no input.

***Proposed:*** by Cllr Howard and seconded by Cllr Carrington that the Council objects to the proposed development.

Mr James explained that all correspondence should be copied to the Welsh Assembly member.

The Clerk explained about the commuted sum which will be retained by the NPA for affordable housing in the NPA boundaries. It was also explained that the sewage plant at Aberbaiden will be upgraded with commuted sums from this development and developments in Govlion

Mr James and the members of the public left the meeting 8.05 pm

Cllr Carrington asked if the Clerk could write to the housing allocation officer in Monmouthshire County Council. After some debate it was:

**All members agreed**

**14/208 Agenda Item 4:-**To confirm the minutes from the Ordinary Meeting on the **10<sup>th</sup>**

**March 2014** as an accurate record.

**Proposed:** by Cllr V Jones seconded by Cllr T Williams that the minutes are signed.

**Resolved:** the minutes are signed by the Chairman.

**14/209 Agenda Item 5:-** Matters to report.

Cllr Howard asked about minute 14/197 and stated that he would like to be part of any community plan committee. Cllr Blackwell explained that she and Cllr Kemp attended the meeting but no other person attended or turned up.

The Clerk explained that the public inquiry had finished and the WG will be vacating the building on the 16<sup>th</sup> April. He also explained if the Inspector is minded to recommend the scheme goes forward with amendments, depending on the amendments, there may be a further inquiry of a smaller scale, to consider the proposed amendments if any.

Cllr Howard would like to thank the Clerk for all the work he put into the inquiry process. Cllr Blackwell explained that the presentation and objections submitted by the Clerk were professionally set out.

**14/210 Agenda Item 6:-** Consider any planning applications received or granted before the meeting.

- **13/10295/FUL:-**Land at Cae Meldon, Gilwern.  
Amended proposals: The development proposal comprises the construction of 92 residential units and associated works, including a new road, public open space and recreational space.

**Members would object to this application**

- **13/10633/FUL:** Ty Dan y Ffynon Farm, Twyn-Wenallt, Gilwern. Erection of stable/agricultural feed store.

**Members offered no objection.**

- **14/10546/FUL:** Aberbaiden Lodge, Gilwern. Conservatory extension to existing dwelling.

**Members offered no objection**

- **14/10546/FUL:** Amendment to Aberbaiden Lodge, Gilwern. Conservatory extension to existing dwelling.

**Members offered no objection**

**Applications granted:**

- **14/10421/FUL:** Rhas Fawr Farm, Blaenavon Road, Brynmawr. Conversion of attached building for use as extended living accommodation, provision of dormer windows, a new roof profile and other external work.
- **14/10371/LBC:** Clydach House, Saleyard, Gilwern. Works to enhance the existing access to, and suitability of the roof space for roosting bats.

*Members noted the above applications*

**14/211 Agenda Item 7:-** To consider the location of further dog waste bins and general waste bins. Carried over from the previous meeting.

The Clerk explained that he had received correspondence about installing further dog waste bins and general waste bins in different locations around the community. He explained that the contractor who services the cleaning of the bins is complaining about the amount of waste in the bins located in the playing fields. He also explained that he has received an application to install a waste bin at the new development at Ty-Mawr. After some debate it was:

**Proposed:** by Cllr Howard and seconded by Cll McCloy that further dog waste bins are purchased.

*It was also: **Proposed** by Cllr Howarth seconded by Cllr Blackwell the Council obtain six dog fouling signs*

**All members agreed**

The Chairman proposed that further information is needed before the Council obtain general waste bins.

**14/212 Agenda Item 8:-** Motion of Debate Cllr Carrington.

In the interest of transparency and accountability in the process of the Transfer of Assets namely the Community Education Centre, I give notice that I would like to ask the Chairman and Clerk the following questions in compliance with Standing Order 24.

Cllr Carrington asked the Chairman to make comment on the questions included in the motion. The Chairman refused to answer as he had not received the motion with five clear day's notice, and referred to section 27 of the standing order and declined to answer any question.

Cllr Carrington asked the Clerk if he would answer question nine. The Clerk explained that he cannot confirm if the Council as received best value as he with members have been furnished with two different sets of figures which are in conflict. Cllr Carrington asked the Clerk to contact the monitoring officer for further advice on this matter. Cllr Carrington asked for the item to be included on the June Agenda.

*Motion of Debate:*

*In the interest of transparency and accountability in the process of the Transfer of Assets namely the Community Education Centre, I give notice that I would like to ask the Chairman and Clerk the following questions in compliance with Standing Order 24.*

- 1. Can you tell me how many public meetings this Council has held in Gilwern, Clydach and Llanelly Hill regarding the proposed transfer of the Community Education Centre to this Council?*
- 2. Can you tell me if a business plan has been produced prior to any discussion on the issue of the Transfer of the Community Education Centre to this Council and is this available for Members and the public in general?*
- 3. Can you please furnish me with details of the comparative annual figures you have referred to*

*namely income, expenditure and maintenance costs of the Community Centre, Gilwern Village War Memorial Hall and the Community Education Centre?*

- 4. Can you tell me what Legal advice has been sought to inform us of our Legal responsibilities before, during and after the transfer of the Community Education Centre to this Council?*
- 5. Given that this Council refused to permit the Clerk to be present in discussions, can you tell me who the author of the notes presented to Council was?*
- 6. Can you explain why this Council, after paying a substantial amount of Public money for a survey on the Community Education Centre, has not once debated or followed advice contained within the report regarding the presence of asbestos?*
- 7. Can you tell me if this Council is in receipt of the Monmouthshire County Councils business case for disposal of the Community Education Centre, their environmental impact assessment and their equalities impact assessment, if so are copies available for Members and the public in general?*
- 8. Can you explain why this Council ignored advice from One Voice Wales regarding withholding making a decision until proper consultation and sharing of information is carried out?*
- 9. As the responsible Finance Officer for the Council, can the Clerk confirm or otherwise that this Council has achieved best value with the expenditure of public funds now and in the future?*

**14/213 Agenda Item 9:-** Correspondence received.

#### **Welsh Assembly Government:**

1. Sector Development Wales Partnership. Appointment of Panel Members
2. Life Sciences Sector Panel. Appointment of Panel Members
3. The Neath to Abergavenny Trunk Road (A465) (Abergavenny to Hirwaun Dualling) Inquiry Programme

#### **Brecon Beacons National Park:**

No correspondence received

#### **Monmouthshire County Council:**

4. Monmouthshire Licensing ACT 2003- Old School Community Centre. Site visit.
5. Monmouthshire local Development Plan.
6. Monmouthshire County Council Bank details changes.

#### **Other**

7. Gilwern Welfare Hall Grant application

Members considered the correspondence and the work which is going to be considered.

**Proposed by:** Cllr Carrington seconded by Cllr Thomas that we agree a grant of £2k. The

application should be deferred to the next finance meeting for consideration. After some debate it was agreed to support this application when a completed grant application is received by the Clerk.

**All members agreed:**

8. 3D Telecom estimate
9. Carers strategies (Wales) Measures
10. Vital villages, Study Tour
11. Co-Operative Bank

The Clerk asked members what they would like to do with the Co-operative Bank account. After some debate it was:

**Proposed:** by Cllr Howarth seconded by Cllr Williams that we retain the bank account has it's under the banking limits.

12. Aon, Cover estimate
13. GAVO Gwent Best Kept Village Competition 2014
14. Ebbw Fach Creative Club
15. Mazars End of year return.
16. One Voice Wales, The Voice
17. Gilwern United Reformed Church, Invite
18. 10 Downing Street, National Insurance Contributions.
19. Llanelly Hill Welfare Hall. Letter to the Cllr Kemp Chairman

There was some debate over the letter and the services of the caretaker. The Clerk will report back to the next meeting.

20. One Voice Wales, Area meeting Agenda
21. Came & Company, Spring Parish Matter 2014
22. Kedel, Green Build Expo.
23. Email from Mr Seabourne, relating to Towpath

All the other correspondence was noted.

**14/214 Agenda Item 10:-** To note Income & Expenditure.

Clerks salary & HMRC payment	
Over time payments to the Clerk	
Over time payments to the Caretaker	
Back pay for all staff from the 1 <sup>st</sup> April 2013	
RCS Wales Ltd	£372.00
Mrs S Arnold Event Catering PI catering	£2'175.00
24/7 Plumbing services	£66.00
MCC OSCC Non-Domestic Rates	£815.93
MCC Council Chamber Non-Domestic Rates	£208.12
MCC Toilets Non-Domestic Rate	£293.26
Rent 25 March to 24 June 2014	£62.50
Merlin Waste 7 <sup>th</sup> and 21 <sup>st</sup> April 2014	£122.04
Newhall Janitorial Ltd.	£12.02

**Proposed:** by Cllr Carrington seconded by Cllr Howard the above invoices are paid.  
All the invoices were available for inspection by members

The Clerk gave members a breakdown of the expenditure from the Public Inquiry. Some members stated that they were unaware that the Council were supplying the catering and the overtime incurred. The Clerk explained the Chairman signed the agreement submitted to the contractors before the Inquiry started. After some debate it was:

***Agreed:*** that the Chairman look at the overtime with the Clerk

**14/215 Agenda Item 11:-** Reports from the Clerk.

The Clerk asked members what action they would like to take in relation to hiring the building for preschool classes, After some debate it was:

***Resolved:*** that the Council decline the application.

The Clerk asked members about the snooker table and what they would like to do with it. Would they like to have the table erected at the Community Education Centre or at the OSCC or sell the table.

***Proposed:*** by Cllr Howard seconded Cllr Howarth that the best value is sought.

The Clerk also asked about the stage which was put in storage. It was:

***Agreed:*** that the stage is offered to the school and if they don't want it the stage be scrapped.

Members considered the transfer agreement between MCC and LCC relating to the CEC. After some debate it was:

***Proposed:*** by Cllr Howard that a transfer committee is set up from the existing group of councillors which will include the Clerk. This was seconded by Cllr Elliot.

**All members agreed**

**14/216 Agenda Item 12:-** Reports from members on outside bodies.

One member asked about the car parking charges in Monmouthshire. There was some concern that charges may be installed at the Gilwern Car park. Further information will be sought.

**14/217 Agenda Item 13:-** Reports from members of the County Council.

No further matters to report.

**14/218** To confirm the minutes from the Christmas Lights committee meeting held on the **28<sup>th</sup> March 2014**

***Resolved:*** the minutes are signed by the Chairman.

**14/219** Matters to report.

It was explained that group meet and tested the lighting units at Llanelly Hill Welfare Hall and identified that 18 units had faults and need repair. A number of other units Rope defects which need attention. After some debate it was:

**Resolved** to obtain some clear lighting rope and spray the units in a coloured lacquer.

**14/220** The Chairman thanked members for attending and closed the meeting at 10.25 pm

Signed by \_\_\_\_\_

CLlr Brian Kemp

Date 14<sup>th</sup> April 2014