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Llanhennock Community Council Meeting Held on 01 April 2019

Present Chairman Waters, Cllr Williams, Cllr Young, Cllr Heath, Cllr McLeod, Cllr Morgan, Cllr Thomas, County Cllr Clarke and Clerk Thomas.

Apologies Cllr Chivers.

Declarations of interest County Cllr Clarke – No interest in any Planning matters.

Members of the public present

Debra Davies, Jeanetta Evans, Audrey Scrivens, Lucy Allison, Llewellyn Evans, Ian Burge, Caroline Thomas, Tudor Giffiths, Carolyn Thomas, Nick Taylor, Sean Mayo, Cathy Mayo, Denise Parish, Jason Griffiths, Jane Griffiths, Gill Husband, Colin Husband, James Muir, and Martin Kune.

1178/19 Special Agenda Item

DM/2019/00351 Planning Permission Woodbank, Llanhennock

Change of use to incorporate mixed use of self-catering/serviced accommodation and use as an events and wedding venue.

The Chairman welcomed all members of the public present for the meeting. The Chairman confirmed the significant public attendance was in relation to the above planning application at Woodbank, Llanhennock. The Chairman noted County Councillor Peter Clarke declares no interest or involvement, in any planning matters.

The Chairman asked if there was anyone present representing or acting 'for' the application. None present.

The Chairman asked if Mrs Caroline Thomas was happy to address the Community Council and represent the collective concerns of Llanhennock residents. Members of the public were asked only to make an address, if raising any matters not covered by Mrs Thomas. The Community Councillors agreed that following Mrs Thomas' address, they would consider the application in line with the usual planning consideration process. At this time, members of the public would not be able to comment or address the Chairman or Councillors.

Mrs Thomas confirmed a Planning Consultant has been instructed to act on behalf of 18 households currently. This figure may still increase. Kate Young, the Planning Officer has confirmed the application is open to comments until noon on the day of the Planning Committee.

Mrs Thomas noted the following key objections:

The application contravenes the visions and objectives set out in the LDP in the following ways:

Health, Social care and Well-being strategy. This is contravened, as a 365 days per year events and wedding venue until 2 am does not enable residents to 'enjoy living in Monmouthshire'. The veranda at the property will make living at neighbouring properties unbearable. Lack of privacy and unreasonable noise levels will make it impossible for residents to enjoy their own properties and gardens.

Rural enterprise refers to the scale and type of development, which should be compatible with the surrounding area and cause no unacceptable harm to surrounding landscape. Weddings and events held 365 days a year for 200 guests will spoil the peaceful area for resident and visitors alike. In addition, there will be a harmful effect on animals and wildlife.

Landscape, infrastructure and natural environment. Woodbank is situated on the River Usk, a Special Area of Conservation, consent for larger scale events will have a detrimental impact on the ecology of the area including bats, birds and other protected species.

Transport. The venue would significantly increase vehicle movements and volume along a minor, narrow lane. There are no passing bays.

Livestock is regularly moved along the highway and it is also used by dog walkers, runners, cyclists, horse riders and ramblers. The increase in vehicle movement will compromise the safety and enjoyment of these road-users. There is no lighting on the highway.

Car Parking. The application does not sufficiently accommodate the number of visitors, guests and deliveries such a venue would generate. This will result in unsafe and impractical parking on the highway.

Highways have not considered access to the venue from all routes – including routes chosen by sat nav systems. This should include access to the venue from the North, travel to the venue via Wentwood, via Usk and from the Top Road Llanhennock.

There will be a detrimental impact on the area given the significant increase in traffic generated by such a venue. In turn this will make the lane unsafe.

Regarding recreation, tourism and leisure – the application is not sympathetic to the local environment or residents and is obtrusive.

Nature, Conservation & Development has not been properly addressed, in particular impact on the River Usk and the impact on wildlife.

Significant noise pollution will impact hugely on neighbouring homes and businesses which includes livestock and a local cattery. The level of noise, in a rural setting will create severe noise pollution for many residents.

Activities like walking, cycling and horse-riding are endorsed in Monmouthshire, but this application contravenes these elements, as set out in the LDP.

The Highway is not able to accommodate parking of cars, service vehicles, mini buses, taxis etc accessing and parking outside the property. This will cause significant disruption to road-users and local business and will compromise safety.

Mrs Debra Davies noted noise generated from people socialising outside significantly affects the sleep and stress levels of residents at neighbouring properties. This has been experienced in the past with a local Air B & B property in Llanhennock. The area is so quiet that any noise is magnified and carried to neighbouring properties.

The residents present at the meeting, noted that noise nuisance generated at the existing Woodbank holiday let - already impacts on neighbouring properties.

Residents queried whether the applicant secured Planning Permission for the current use of Woodbank as a Holiday Let.

Residents agreed Farmers moving livestock will also be adversely affected, with access to fields potentially blocked and/or restricted. This will cause significant disruption at Harvest time.

Chairman Waters thanked Caroline Thomas for her comprehensive breakdown of objections.

The Chairman confirmed the Community Council would now consider the application.

Cllr Williams noted the following:

Highways issues, noise nuisance, detrimental interaction with local people and ecology are the most significant concerns.

Detrimental impact on local businesses located on and/or accessed along the Glen Usk Road, in relation to noise and traffic. 8 of the businesses along the Glen Usk Road are active Farms, which travel the lane with heavy machinery to access fields. An increase in traffic and vehicles parked on the lane will impact on work-flow and access to the fields and livestock. Livestock is regularly moved and walked along the road in both directions, to access fields. An increase in traffic will create a Health & Safety risk to road-users, Farmers and livestock.

Over capacity – as there are already over 35 wedding venues already operating across the area.

The single line traffic on the highway, with no passing bays will create issues given the increased use and number of guest vehicles, servicing vans and deliveries associated with such a venue.

The highways report is not robust. Visibility splays are not sufficient or safe for the usage the proposal would generate.

Environmental issues not properly considered.

The Bat report is out of date. A new Bat assessment and report is required given the impact of noise levels, lights and activities generated by this scale of venue.

Other areas of conservation such as Otters and Badgers have not been considered.

The amount of car parking required has been under estimated and does not correlate to the number of guests attending the venue.

Likelihood of anti-social behaviour when guests leave the property on foot or are unable to secure taxis. With limited police resource available in the area.

The application does not consider the impact on the Usk River in relation to toilet/sewage disposal. There will be a significant increase in volume of sewage produced on the site. The proposed septic tank is likely to be an inappropriate method of disposal.

The Community Council are unsure if there is Planning Permission in place for current use of the property, as a Holiday Let.

Cllr Williams concluded, noting the application contravenes both the Local and National Land Policy as the site is an unsustainable business proposal in an unsustainable location.

The Chairman read the following document provided by Cllr Chivers, in his absence.

Firstly, may I apologise for not being able to join you tonight at the community council meeting. Please find attached some highway related matters that I would like to express, regarding the above planning application.

Following a site visit I have the following highway concerns:

- The existing highway network serving this location of Llanhennock does not meet modern day highway safety standards. The carriage way width varies between 3.6 meters and 4.8 meters and does not allow for the passing of two-way traffic in free flow conditions. Both forward visibility and junction visibility splays fall well short of highway safety standards. I would therefore request that a three-stage independent highway safety audit be carried out at the site location and surrounding highway network from Caerleon to Woodbank.
- There are no provisions for the safe access for pedestrian/cyclist movements to and from the site and therefore it is difficult to see how the applicant will achieve its travel sustainability requirements.
- Given the traffic trip generation associated with such a function venue and the capacity and layout of the existing public highway serving as access to Woodbank, I would request that a full highway impact assessment be carried out by the applicant with the utmost of urgency.

- The access junction into Woodbank site itself cannot achieve the minimum visibility splays in both directions and given its existing gateway access feature would not be able to accommodate the swept path and manoeuvrability of larger vehicles associated with such a planning application venue.

Cllr Thomas added that residents of Llanhennock purchased properties (at a premium) in order to enjoy the peaceful, tranquil, rural setting – not a noisy, 365 day a year wedding and corporate event venue. This will adversely impact on house prices in the area, in addition to the ability of residents to enjoy their homes and gardens.

Cllr Heath noted the noise levels generated by such a venue and how much noise travels, affecting residents across the ward.

The Chairman thanked the Councillors for their input. The Chairman explained he would now ask Councillors to vote ‘for or ‘against’ the application.

Councillors voted unanimously **against** the application.

The decision would be confirmed in writing to the Senior Planning Development Management Officer, Kate Young and Planning at MCC - along with a request for the application to go before the Planning Committee.

Meeting

Declarations of interest Peter Clarke, declared no interest in any planning matters.

Minutes of the last meeting Approved Cllr Williams
 Seconded Cllr Young

Action Log Review

1179/19 Holes in the road, Llanhennock Hill

Councillors noted the road has been marked, ahead of further works.

1180/19 Digital Speed Register, Tredunnock

Cllr Chivers to update Councillors at the next meeting, following his site meeting regarding the above.

Correspondence

1181/19 Council take on parking responsibility from Gwent Police

MCC will take on Civil Parking Enforcements as of Monday 08 April 2019 with powers to enforce on-street parking restrictions in Monmouthshire. The Police will remain responsible for dealing with dangerously parked vehicles, obstruction and moving traffic offences.

Under CPE the Council will be able to enforce:

Double and singles yellow lines and Disabled bays

Limited waiting bays, Taxi Ranks, Coach bays and loading bays

Zig-zag markings at schools and pedestrian crossings

Double parking or parking too far from the kerb edge

Parking in Bus Stops

A Penalty Charge Notice will be issued for any of the above contraventions. £70 for serious contraventions and £50 for lesser serious cases. A 50% reduction will be made if payment is made within 14 days. Charges can increase to £105 for serious and £75 for lesser contraventions, if no representations are made in 28 days.

1182/19 Monmouthshire County Council Adopted Local Development Plan, draft supplementary planning guidance – Infill Development.

Councillors reviewed the above guidance and noted Tredunnoch is listed as a potential minor village for small scale residential development (set out in Policy H3). However, this is no change to the existing policy and Councillors agreed this was not currently a concern.

Reports

1183/19 Enforcements Report

Report received but no breaches logged for any wards covered by the Llanhennock Community Council.

Finance

Balance £3679.30

1184/19 Appointment of Internal Auditor

The appointment of a replacement Auditor was discussed and approved by the Chairman and Councillors. The 2018/2019 Internal Audit will be completed by Mrs Hannah McGowan.

1185/19 Receipts & Payments April 2018 to present

Chairman and Councillors reviewed a spreadsheet outlining all receipts and payments for the above period.

1186/19 Reserves

Chairman and Councillors noted current reserves.

1187/19 Budget Review

Chairman and Councillors discussed and agreed budget proposals as outlined in budget and precept request spreadsheet. Predicted spend was discussed, reviewed and agreed by the Chairman and Councillors.

1188/19 Cheque Reviews

Chairman and Councillors reviewed and approved paperwork for the following cheques raised in March 2019. Double signatures already provided for approval by two Councillors.

Cheque to the value of £750 for Carpenter, Mr J Williams in respect of the removal, repair and refitting of all three ward notice boards.

Cheque to the value of £69 in respect of HMRC payments January 2019 to March 2019.

Cheque to the value of £184 in respect of Clerk fees for January 2019 and March 2019.

1189/19 One Voice Wales

The Clerk asked the Chairman and Councillors to consider joining One Voice Wales at a cost of £30 to the Community Council. The Clerk confirmed this would provide a valuable source of training, advice and information for the Councillors and new Clerk. The Chairman and Councillors approved membership, Clerk to arrange.

Planning

No further applications received.

Local Matters

1190/19 Burnt Out Van on Newbridge On Usk

Councillor Morgan confirmed a burnt-out van was dumped at the above bridge and has been subsequently removed from the site.

1191/19 Broadband in Llangattock Nigh Caerleon

Cllr Williams confirmed the above issues have still not progressed. Although much of the infrastructure for fibre is in place BT Openreach have no plans to complete the work at this time. This is greatly affected residents and home-workers in the area. Clerk to discuss with CC Sara Jones.

1192/19 Road damaged in Llangattock Nigh Caerleon

The Community Council has been informed that spikes and other sharp materials have been placed on the side of White House Lane in Llangattock Nigh Caerleon. This is compromising the safety and tyres of road users. Clerk to raise with Highways Cabinet Member, Bryan Jones to investigate further.

Any Other Business

1193/19 Risk Report

Councillors reviewed, approved and adopted amendments to the Risk Report.

1194/19 Annual General Meeting

The AGM will take place before the monthly meeting on Tuesday 07th of May 2019, 7 pm in Llanhenock Community Council.

Date of next meeting

Tuesday 07th of May 2019 – 7 pm in Llanhenock Village Hall.