

MARSHFIELD COMMUNITY COUNCIL

Action

Minutes of the Council meeting held on 11th March 2013 at Marshfield Village Hall, Wellfield Road, Marshfield, commencing at 7:35 p.m.

Present: Mr K D Evans, Chairman
Mrs K Evans,
Mr A Quilter
Mrs S Jefferson
Mr M Woods
Mr C Edwards
Mr M Sykes
Mrs V Maud
Mr A Sims
Mr N Evans
Mr A Rowbotham

Apologies: None

In attendance: City Councillors R White and T Suller, CSO's C Doidge & R Caddy (Gwent Police), two members of public, Revd Sue Collingbourne (St Mary's Church), Carol McIvor (Castleton Playgroup), G C Thomas (Clerk).

The minutes of the Council meeting held on 11th February were agreed to be a true record and signed by the Chairman.

267. Declaration of Interests

Councillor Kirstie Evans declared an interest in having a child attend Castleton Playgroup.
Councillor Nathan Evans declared an interest in St Mary's Church.

268. Castleton Play Group

Carol McIver of Castleton Playgroup was given an opportunity to address the Council concerning changes proposed by Newport City Council. The City Council is planning for all primary schools to have a nursery for children from four years of age from September 2014 and have asked that the Playgroup vacate its accommodation within Marshfield Primary School as this will be used by the LEA for the new nursery. Around half of the children likely to attend Castleton Playgroup will be within the age group to be taken by the new nursery. Ms McIver explained that the Playgroup is run as a charity and has been operating for 25 years but is now threatened by the loss of its base and reduction in numbers.

(Cllrs Mat Sykes and Nathan Evans joined the meeting)

The Council discussed possible solutions to the problem with Ms McIver and understood that the proposal is currently under consultation due to end on 20th March.
The Council agreed to respond to the consultation and asked Councillor Kirstie Evans to prepare a draft response to be agreed by Members and submitted before the deadline.

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269. St Mary's Church

Revd Sue Collingbourne addressed the Council concerning the financial difficulties affecting the Church and gave details of the sources of income including contributions by the 80 current worshippers. The Church is likely to be £15,000 short of its necessary funding this year.

The Council felt that the church should communicate with the local community to explain the position and that the facility used by many including weddings and funerals will be lost. The Chairman asked Revd Collingbourne how the Council can help and was told that communication will need to be approved by the PCC but any financial contribution would be welcome.

*(Councillor Nathan Evans left the meeting and took no part in the following decision)
(PCSO C Doidge & R Caddy joined the meeting)*

The Council agreed to look at ways it can help with communication and asked Councillor Nathan Evans to obtain information that would assist with this.

NE

270. POLICE MATTERS

PCSO Doidge updated the Council:

- a) A break-in occurred in Cambrian Drive and police are seeking a silver Mercedes reg CY61 ** seen in the vicinity containing youths with hoods.
- b) A police operation is planned in the area which may result in a number of police vehicles being seen.
- c) Anti-social behavior has gone down in the area.
- d) The PACT meeting held this evening had agreed priorities of speeding on A48, rural crime and Marshfield Primary School parking problems. A meeting at the school with Police Traffic Management gave ideas on how to improve matters. The A48 is an amber speed area and a speed assessment van will attend part of the road for 1.5 hours per month to analyse the problem.

271. Schools Admission Policy

Members were pleased with the way the community had linked up to deal with the matter and wished to thank the people involved in working to publicise the issue and make representations. The Council agreed to await the outcome of the consultation responses before deciding any further action.

272. Newport City Ward Councillor's Report

Councillor Richard White updated the Council:

- a) The gulley near 167 Marshfield Road appears to have been have been worked on.
The Council agreed to write to Newport CC Streetscene to ask what has been done.
- b) The Village Hall Management Committee are to receive money for litter picking equipment
- c) The proposed development adjacent to land at 62a Marshfield Road is to go the Planning Committee for decision. Any changes to the original plan can be viewed via the City Council online planning portal.
Councillor Kirstie Evans had spoken to Dave Matthew, the Traffic management Advisor for Gwent Police, who was not aware of this application. The Council agreed to e-mail details of the plan and the Council's concerns about traffic issues.
- e) Councillor Suller told the Council that the faulty speed activated sign on A48 and the overgrown road sign on St Mellons Road had been reported to Newport CC Streetscene. The Council agreed to write to Newport CC to support the need for action to rectify these matters.

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273. Planning Matters – Agenda Item 9(ii)

MCC 711 – Conex 12/1030

Proposal: Retention and Completion of Ground Level Raising

Site: Church Farm, Church Lane, Marshfield, CF3 2UF

The Chairman moved this item forward and permitted members of public to speak on the matter. The Chairman updated the Council on the present position and noted that the Council should look at the application from a community perspective. He went through the proposed observations and the Council agreed that the Chairman and Councillor Edwards should prepare these observations to be sent to Newport City Council:

**KDE/CE/
GT**

Marshfield Community Council wishes to formally object to the proposed planning application, as follows.

The Environment Agency currently have an active enforcement notice on waste importation and depositing activities at Church Farm, resulting from breaches of the conditions of the previous planning consent 11/0570 (Improvements to Trackways), due to excessive volumes of non-inert waste being deposited at the site. The Environment Agency investigation is still underway and nearing completion. The findings of the investigation will determine the legality of previous activities and will have a major bearing on the future use of the farm land and waste importation activities. Until this investigation is published, we would question how Newport City Council can make an informed and responsible decision regarding this retrospective application.

The change of scope from “(11/0570) Improvements to Trackways” to “12/1030 Retention and Completion of Ground Level Raising” is a concern to us. The previously imported quantity and quality of waste material would appear to have been excessive, if solely for the purpose of improving trackways. Changing the scope of the permission to now allow substantially increased quantities of waste, which would appear to have already been undertaken, causes us great concern.

It is our understanding that the field in question is generally unfarmed grazing land. As such, we find it difficult to understand why such a low intensity facility would require such extensive drainage remediation works. Has Newport City Council satisfied itself regarding the need and justification for these works?

The proposed site is within and adjoining a registered SSSI (Site of Special Scientific Interest) area. We believe that such major waste importation activities are not consistent with the protections normally afforded to SSSI areas. Has Newport City Council sought the appropriate input from expert bodies and stakeholders on this matter?

At present, there are large mounds of what appears to be construction waste, clearly visible from Ty Mawr Lane and Church Lane. This is an obvious eye sore and not in keeping with what is and should be a rural and tranquil landscape. In addition, a public footpath passes through the site and is impacted by the mounds of waste, affecting pedestrian right of way. This raises clear environmental concerns, as well as perception concerns for locals and visitors. Presumably, if this application was granted, the size and number of such waste mounds would increase for a considerable time, which is unacceptable, in our opinion.

The area of land that has been proposed is a major departure from the original application, increasing from 0.25 acres to approximately 5 acres. The community has already had to endure a significant volume of heavy goods vehicles transporting the waste through the village, which has contributed to increased traffic congestion and degradation of roads within the village, as well as increasing safety concerns of pedestrians and other road users. The proposed increased area will obviously necessitate the transportation of significantly increased volumes of waste through our village, which is a major concern for us. You will no doubt be aware that congestion and road safety are already big challenges for Marshfield Primary School, the Police and Streetscene, so any proposal that knowingly and willingly exacerbates this situation, clearly needs to be avoided.

One final point is that we understand that the application has been submitted to Newport City Council with applicant claiming sole ownership of the property. We have been advised that there is a dispute regarding land ownership and that there are other co-owners of the property who have not been consulted regarding this and previous planning applications and have not given their consent for such activities. We bring this matter to the attention of Newport City Council, to ensure full and proper consideration is given to all aspects of the application.

In summary, Marshfield Community Council has serious concerns regarding the potential granting of retrospective planning permission for the proposed retention and ground level raising activities at Church Farm. We ask you to seriously consider our stated concerns, as we believe that granting this application will have detrimental effects on the local environment and ecology, road user and pedestrian safety, road deterioration and traffic congestion within the village.

REVIEW OF ACTIONS ARISING FROM THE LAST MEETING

274. Marshfield Primary School Parking (Min 249(e))

Councillors Karl Evans and Kirstie Evans had met with school representatives and found that the school is open to working with the Community Council. It was felt that more structure is necessary to move the matter forward and the head teacher had agreed to assign two members of staff to the subject and agreed with a meeting with Newport City Council. The Council asked Councillor Karl Evans to set up a meeting with Newport City Council.

KDE

275. Proposed Leisure Facility (Min 250(a)&(b))

a) The Clerk reported that a letter had been sent to Alun Lowe of Newport City Council about S106 money but no reply had been received to date.

b) Members reported the results of further investigation on some of the shortlisted leisure facility proposals:

- Councillor Jefferson attended a Marshfield Village Hall Management Committee meeting. The Committee agreed to investigate matters for improved Village Hall facilities by e-mailing user groups to find out what upgrading of the Village Hall will serve its user groups.
- Councillor Sims was continuing to check on improved outdoor play area facilities including climbing walls
- Councillor Jefferson had e-mailed Andy Briscoe, Newport City Council's Countryside Officer, about a woodland walk.
- Councillor Karl Evans is continuing to investigate the provision of an all weather pitch.
- Councillor Kirstie Evans had received quotes for a significant landscaping project at Marshfield Village Hall but will come back with plans for a lesser project.

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276. Hedge at Cambrian Drive (Min 260)

The Council noted the reply from the resident of Cambrian Drive and the response agreed by the Chairman and Vice-Chairperson. Members concluded that, in future, a site inspection should be carried out before any action is taken by the Council.

PLANNING MATTERS

277. Planning Application Observations

MCC 710 - Conex 13/0027

Proposal: Variation of Condition – (Size/number of commercial vehicles) relating to planning permission APP/G6935/A/11/2147478 for the mixed use of the land to include the retention of the use of keeping horses and the proposed use of the for siting of one static caravan and 2 touring caravans together with the relocation of a day room block, a new amenity block and new means of enclosure for a temporary period of 3 years.

Site: Traveller's Paddock, Coal Pitt Lane, Castleton, Newport, CF3 6WQ

Observations:

Marshfield Community Council is concerned that the terms of the planning permission are currently regularly breached and that the 7.5 tonne lorry is regularly parked on site without the permission being in place.

The Council objects to the proposal on the grounds that the lorry is unsightly and parked adjacent to the highway and could cause a hazard to other vehicles using the lane.

There are also concerns that a vehicle of this size cannot be driven unless the driver holds an appropriate license and if this point is ignored the dangers will be increased.

MCC 711 – Conex 12/1030

Proposal: Retention and Completion of Ground Level Raising

Site: Church Farm, Chuch Lane, Marshfield, CF3 2UF

See minute 273

MCC 712 – Conex 13/0140

Proposal: Alterations and Extensions to Convert Garage to Living Accommodation with Bedroom Above and Erection of Rear Conservatory.

Site: 1 Cambrian Grove, Marshfield, CF3 2US

No observations.

MCC 713 – Conex 13/0060

Proposal: Conversion of Garage into Habitable Room.

Site: 131 Mallards Reach, Marshfield, CF3 2NL

No observations.

MCC 714 – Conex 12/0134

Proposal: Construct a North Facing Porch Extension t Replace a Single Storey Porch Canopy

Site: 40 Mallards Reach, Marshfield, CF3 2 PR

No observations.

278. Former Chicken Processing Plant

An e-mail dated 4th March from Jon Hurley, Associate, Geraint John Planning Ltd, acting for the owners of the site, gave details of potential redevelopment of the site for housing. Mr Hurley offered to attend a Council meeting to give more details of the potential planning application.

The Council referred to the observations provided in response to the recent Gypsy and Travellers consultation that proposed residential use of the land and asked that these be provided to Jon Hurley. Members agreed to invite Mr Hurley to the April Council meeting.

GT

279. Local Development Plan

Mark Hand, Development Services Manager for Newport City Council e-mailed about the Local Development Plan that will be going to Full Council on 4th June 2013 to seek Council's approval for a revised Deposit Plan to go out to public consultation for six weeks. Depending on the final decision about Gypsy and Traveller facilities, Mr Hand would be willing to attend a Council meeting to go over the details of the LDP but this may need to be held at the Civic Centre.

The Council agreed to invite Mr Hand to the Council meeting to be held on 10th June.

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280. Proposed Development at Land Adjacent to 62b Marshfield Road

A resident of Vicarage Court e-mailed to express concern that the original planning application is to be amended to include affordable housing and wondered whether this would require additional comments from the Community Council.

The Council asked the Clerk to contact Newport City Council to find out if an amended application is to be sent for observations.

GT

LEISURE COMMITTEE

281. Proposed Leisure Facility

There was nothing further to add to the statements made in minute 275.

282. Children's Play Area Safety Inspection

Councillor Sims agreed to look at the low risk issues identified in the recent RoSPA safety report.

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ALLOTMENT COMMITTEE

283. Minutes

The Council approved and adopted the minutes of the Allotment Committee held on 4th March 2013

284. Allotment Committee Changes

Members noted the co-option of Gary Blythe, Ken Honey and Jo Powell to the Allotment Committee and the Committee's decision to appoint Gary Blythe as Chairman and Ken Honey or Jo Powell as Vice-Chairperson.

285. Allotment Committee Report

- a) Councillor Quilter asked for permission for the Committee to spend around £650 to clear overgrowth from parts of the allotment site. The Council agreed to this expenditure.
- b) A village litter pick day has been arranged for 7th April 2013. Councillor White has donated £500 from his councillor's fund towards this event.
- c) Bat boxes and landscaping have been offered free of charge.
- d) The Best Kept Garden competition for Castleton and Marshfield being organised by the Committee and sponsored by Greenmoor Nurseries.

FINANCIAL MATTERS

286. Financial Update

Councillor Woods ran through the details of the present financial position.

287. Savings Account

Councillor Woods provided details of savings accounts available to the Council that provided a higher interest rate than the Barcalys Base Rate Tracker account but wished to make further enquiries before making any recommendations to the Council.

288. Invoices

The Council agreed to pay the following invoices:

C Davies, Visual Cleaning Services - Jet washing moss from play area safety surface	£175.00
Chas Hunt & Co – Printing 1700 A4 leaflets	£132.00

289. Cheques

101276 G Thomas – Clerk’s salary, February	£ 779.31
101277 G Thomas – Internet reimbursement - February	£ 18.00
101278 C Davies – Play area safety surface cleaning (Min 288)	£ 175.00
101279 HM Revenue & Customs – PAYE February	£ 66.40
101280 Chas Hunt & Co – Leaflet printing (Min 288)	£ 132.00

290. COMMUNITY EVENT

Members discussed the principles of a community event arranged by the Council and also considered the merits of the Council supporting another organized event, including Councillors helping at the event. The Council decided to add the matter to the agenda for the next meeting and asked that ideas for an autumn event are brought to the Council for further consideration.

All

CORRESPONDENCE

291. Public Footpath Diversion Order

Newport City Council wrote on 18th February with details of the proposed diversion of Public Footpath 399/38 at Spring Court Farm, Coedkernew and asked for representations. Members studied the details and decided that there were no objections to the proposal.

292. Caldicot and Wentloog Levels Internal Drainage Board

One Voice Wales e-mailed on 7th March. They have been approached by the General Manager of the CWLIDB who is proposing a meeting between the Board and Community & Town Councils located in the area covered by the Board. The meeting would take place at the Board’s offices in Nash and is to outline the role and future plans of the Board and discuss matters of mutual concern after which, a consensus about the future of the Board can be conveyed to the Welsh Government.

OVW asked if the Council would wish to attend the proposed meeting. The Council agreed that representatives would attend the meeting.

293. Overgrown Land

An e-mail dated 6th March from a resident in Wellfield Road asked the Community Council for assistance in effecting the maintenance of a parcel of land that is overgrown with brambles. The Council agreed that Councillor Adam Sims will contact the resident to investigate the matter.

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294. COMMUNICATION

The Council agreed to publicise information on the following matters:

- St Marys Church Finances
- Litter pick event
- Best kept Garden Competition
- Update on school catchment area proposed changes
- New notice board in Castleton

295. ANY OTHER BUSINESS

There was no other business.

Meeting ended at 23:00

