

## MONMOUTHSHIRE COUNTY COUNCIL

### Minutes of the meeting of Planning Committee held at The Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA on Tuesday, 2nd July, 2019 at 2.00 pm

**PRESENT:** County Councillor R. Edwards (Chairman)  
County Councillor P. Clarke (Vice Chairman)

County Councillors: L. Brown, A. Davies, D. Dovey, D. Evans, M. Feakins, R. Harris, J. Higginson, M. Powell and A. Webb

#### **OFFICERS IN ATTENDANCE:**

Mark Hand	Head of Planning, Housing and Place-Shaping
Philip Thomas	Development Services Manager
Craig O'Connor	Development Management Area Team Manager
Andrew Jones	Development Management Area Team Manager
Louise Corbett	Strategy & Policy Officer - Affordable Housing
Joanne Chase	Solicitor
Amy Longford	Heritage Manager
Richard Williams	Democratic Services Officer

#### **APOLOGIES:**

County Councillors G. Howard and P. Murphy

#### **1. Declarations of Interest**

There were no declarations of interest made by Members.

#### **2. Confirmation of Minutes**

The minutes of the Planning Committee meeting held on 28<sup>th</sup> May 2019 were confirmed and signed by the Chair.

#### **3. Application DM/2018/01984 - Erection of two detached, three-storey houses with integral garage, including access to highway, car parking and other associated works. Land Adjacent Severn Crescent, Chepstow NP16 5EA**

We considered the report of the application which was recommended for approval subject to the 12 conditions, as outlined in the report.

Planning Committee had previously considered the application on 28<sup>th</sup> May 2019 in which it had been agreed to defer the application to enable the issue of the financial viability to be considered, having regard to the standard policy approach to request a financial contribution to the provision of affordable housing in the area.

In noting the detail of the application, it was proposed by County Councillor D. Dovey and seconded by County Councillor M. Feakins that application DM/2018/01984 be approved subject to the 12 conditions, as outlined in the report with no affordable housing contribution.

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Upon being put to the vote, the following votes were recorded:

For approval	-	10
Against approval	-	0
Abstentions	-	1

The proposition was carried.

We resolved that application DM/2018/01984 be approved subject to the 12 conditions, as outlined in the report with no affordable housing contribution.

#### **4. Application DM/2019/00508 - Change of use of existing residential annex to also allow use as a holiday let. Barnfield, Penbidwal Lane, Pandy, Abergavenny**

We considered the report of the application and late correspondence which was recommended for approval subject to the four conditions, as outlined in the report.

In noting the detail of the application, it was proposed by County Councillor M. Powell and seconded by County R. Harris that application DM/2019/00508 be approved subject to the four conditions, as outlined in the report.

Upon being put to the vote, the following votes were recorded:

For approval	-	11
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2019/00508 be approved subject to the four conditions, as outlined in the report.

#### **5. Application DM/2019/00548 - Extension to existing agricultural building. Change of use to equestrian centre for maximum of 16 horses with external manege. Latimer Farm, Earlswood Road, Earlswood**

We resolved to defer consideration of application DM/2019/00548 to a future Planning Committee meeting to allow the applicant more time to provide further drawings of the proposal.

#### **6. Application DM/2019/00745 - Proposed change of use from D1 to mixed use including D1, A1 retail and A2 for use of office space. Rolls Hall, Whitecross Street, Monmouth NP25 3BY**

We considered the report of the application and late correspondence which was recommended for approval subject to the three conditions, as outlined in the report.

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In noting the detail of the application, it was proposed by County Councillor M. Feakins and seconded by County Councillor A. Davies that application DM/2019/00745 be approved subject to the three conditions, as outlined in the report.

Upon being put to the vote, the following votes were recorded:

For approval	-	11
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2019/00745 be approved subject to the three conditions, as outlined in the report.

#### **7. Appeal decision - 72 The Close, Portskewett, Caldicot**

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been made on 1<sup>st</sup> May 2019. Site address: 72 The Close, Portskewett, Caldicot.

We noted that the appeal was dismissed.

#### **8. Appeal decision - Troy House, Monmouthshire**

We received the Planning Inspectorate report and Welsh Government letter which related to an appeal decision following a site visit and hearing that had been held on 22nd January 2019. Site address: Troy House, Mitchel Troy, Monmouth, Monmouthshire.

We noted that it had been recommended that the application be refused.

Having received the report, the following points were noted:

- The First Minister should be invited to attend a site visit to Troy House with the Planning Committee for him to see the building that has been refused planning permission by Welsh Government.
- The decision taken meant that no form of highly vulnerable development is appropriate for the building in its location.
- In terms of flooding, it has not been recorded that Troy House has flooded. However, the data indicates that Troy House will flood and that it is located in a C2 flood zone. Therefore, the proposed uses of the building are considered inappropriate regardless of the mitigation that had been provided.
- The application had proposed that the ground floor be raised by 200 mm which would take the building out of the flood zone. The proposed new build would also be outside of the flood zone. Only the car park would potentially flood. This

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was the concern raised by Welsh Government and the principle of being in a C2 flood zone.

- The extent of the work necessary to bring Troy House back to a good condition is substantial. Urgent works notices are being prepared.
- There is a need to investigate how the building can be used, going forward.
- Planning Policy TAN 15 is in the process of being revised.

We resolved that the Head of Planning, Housing and Place Shaping writes to the First Minister inviting him to attend a site visit to Troy House with the Planning Committee for him to see the building that has been refused planning permission by Welsh Government.

#### **9. List of new appeals received - 24th April to 19th June 2019**

We noted the list of appeals received between 24<sup>th</sup> April and 19<sup>th</sup> June 2019.

#### **10. Monmouthshire Local Development Plan Revised Affordable Housing Supplementary Planning Guidance**

We received a report regarding the results of the recent consultation exercise in respect of the revised Affordable Housing Supplementary Planning Guidance produced to provide further guidance in relation to Policy S4 of the Monmouthshire Local Development Plan.

In response to a question raised regarding viability assessments on barns, it was noted that the cost of undertaking a barn conversion is higher than a new build dwelling per square metre making it difficult to secure viability assessment contributions. The policy purpose of barn conversions is to keep that traditional rural building.

It was proposed by County Councillor M. Feakins and seconded by County Councillor A. Webb that we endorse the revised Affordable Housing Supplementary Planning Guidance (SPG), with a view to it being formally adopted as SPG in connection with the Monmouthshire Local Development Plan (LDP) and to recommend this to Cabinet on 31<sup>st</sup> July 2019.

Upon being put to the vote, the following votes were recorded:

In favour of the proposal	-	9
Against the proposal	-	1
Abstentions	-	0

The proposition was carried.

We resolved to endorse the revised Affordable Housing Supplementary Planning Guidance (SPG), with a view to it being formally adopted as SPG in connection with the

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Monmouthshire Local Development Plan (LDP) and to recommend this to Cabinet on 31<sup>st</sup> July 2019.

**The meeting ended at 2.58 pm.**