

MONMOUTHSHIRE COUNTY COUNCIL

Minutes of the meeting of Planning Committee Remote Microsoft Teams Meeting on Tuesday, 3rd November, 2020 at 2.00 pm

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

County Councillors: J.Becker, L.Brown, A.Davies, D. Dovey,
A. Easson, D. Evans, M.Feakins, R. Harris, J. Higginson, G. Howard,
P. Murphy, M. Powell, A. Webb and S. Woodhouse

OFFICERS IN ATTENDANCE:

Craig O'Connor	Head of Planning
Philip Thomas	Development Services Manager
Andrew Jones	Development Management Area Team Manager
Amy Longford	Development Management Area Team Manager
Denzil – John Turbervill	Commercial Solicitor
Richard Williams	Democratic Services Officer

APOLOGIES:

None.

1. Declarations of Interest

None received.

2. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 6th October 2020 were confirmed and signed by the Chair subject to the following amendment:

Application DM/2020/00883, bullet point 11, third sentence be amended as follows:

The Model Standards Conditions for Caravans 2008 document referred to in paragraph 61 states that caravans must be spaced at least six metres from any other caravan but the distance can be reduced to a minimum of 5.25 metres with fire resistant cladding materials being added.

3. Application DM/2019/01004 - Demolition of the existing dwelling and its replacement with an active living centre providing 18 high quality retirement apartments, communal living space, an extensive landscape strategy (including green roof) with a private landscaped courtyard plus pool and gym facilities. Greenfield, Merthyr Road, Llanfoist

We received the report of the application and late correspondence which was presented for refusal for one reason as outlined in the report.

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The application had been presented to Planning Committee on 6th October 2020 with a recommendation for approval subject to conditions. However, the Committee had been minded to refuse the application as follows:

By virtue of its massing, excessive scale, design and prominent position, the proposed development would be detrimental to the appearance of the site and surrounding street scene and would therefore result in an insensitive, intrusive and alien building which would fail to respect and assimilate the form, scale, siting and materials of its setting. In addition, the proposed scheme will be harmful to the outlook and privacy of neighbouring occupiers in an area characterised by high standards of privacy and lower density of development and would restrict long views towards the Blaenafon World Heritage Site. Furthermore, the proposed development is unable to demonstrate positive biodiversity mitigation or enhancement and protection of species of importance. Consequently, the development would not be in accordance with policies NE1, S13 and DES1 b,c,d,e,g and I of the Monmouthshire Local Development Plan.

The application was therefore re-presented to Planning Committee for refusal with an appropriate reason for refusal.

In noting the detail of the application the following points were identified:

- The local Member for Llanfoist accepted the reasons for refusal of the application.
- A member of the Committee expressed support for the application and agreed with the original officer recommendation that the application should be approved subject to conditions.

It was proposed by County Councillor G. Howard and seconded by County Councillor M. Powell that application DM/2019/01004 be refused for the reason outlined in the report.

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

For refusal	:	15
Against refusal	:	1
Abstentions	:	0

The proposition was carried.

We resolved that application DM/2019/01004 be refused for the reason outlined in the report.

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4. Application DM/2019/02012 - Proposed development of 24 no. extra care units (Class C2 Use), access and car parking, landscaping, boundary treatments and means of enclosure. Land To South Of Brewers Fayre Restaurant, Iberis Road, Llanfoist

We considered the report of the application which was recommended for approval subject to the 13 conditions outlined in the report.

The application had been presented to Planning Committee on 6th October 2020 with a recommendation for refusal. However, the Committee had been minded to approve the application. The application was therefore re-presented to Planning Committee for consideration.

In noting the detail of the application, the local Member for Llanfoist supported the recommendation for approval.

It was proposed by County Councillor G. Howard and seconded by County Councillor P. Murphy that application DM/2019/02012 be approved subject to the 13 conditions outlined in the report with an additional informative being added, as outlined in late correspondence.

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

For approval	-	16
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2019/02012 be approved subject to the 13 conditions outlined in the report with an additional informative being added, as outlined in late correspondence.

5. Application DM/2020/00623 - Removal of condition numbers: 5, 6 and 12 relating to application DC/2015/01424. Land Adjacent Upper Maerdy Farm, Red Hill To The B4235, Llangeview, Usk

We considered the report of the application which was recommended for approval subject to the 13 conditions as outlined in the report.

In noting the detail of the application, the following points were identified:

- That condition 6 be amended as outlined in late correspondence.
- That an informative be added to include reference for the need for a site licence.

The local Member for Llanybi Fawr, also a Planning Committee Member, outlined the following points:

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- Concern was expressed that the dimensions outlined in the report regarding plots 1 and 2 were incorrect resulting in a total area for each of the units of 72.5 Sq. metres.
- Llantrisant Community Council objects to the application on the scale and massing of the three units.
- Plot 3, which is currently under construction, is excessively lit for the area.
- Screening from this area has been removed.

It was proposed by County Councillor A. Davies and seconded by County Councillor R. Harris that application DM/2020/00623 be approved subject to the 13 conditions outlined in the report and that an additional lighting condition be added to ensure a lighting scheme is submitted to and agreed for the site before occupation of any pitch, and that the lighting installed on site shall only be as agreed by this scheme. Condition 6 be amended as outlined in late correspondence. An informative be added to include reference for the need for a site licence.

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

For approval	:	13
Against approval	:	1
Abstentions	:	2

The proposition was carried.

We resolved that application DM/2020/00623 be approved subject to the 13 conditions outlined in the report and that an additional lighting condition be added to ensure a lighting scheme is submitted to and agreed for the site before occupation of any pitch, and that the lighting installed on site shall only be as agreed by this scheme. Condition 6 be amended as outlined in late correspondence. An informative be added to include reference for the need for a site licence.

6. The Planning Inspectorate - Appeal decision: Land at Myrtle Cottage, Caerwent Link, Caerwent

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at Myrtle Cottage, Caerwent Link, Caerwent on 8th September 2020.

We noted that the appeal had been dismissed.

7. Appeal Decisions April 2019 - March 2020

We noted the new appeals decisions received from April to March 2020.

The meeting ended at 2.59 pm.