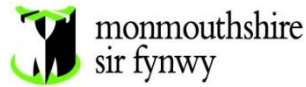


Public Document Pack



County Hall
Rhadyr
Usk
NP15 1GA

Monday, 24 March 2025

Notice of meeting:

Planning Committee

Tuesday, 1st April, 2025 at 2.00 pm
Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA with
remote attendance

AGENDA

Item No	Item	Pages
1.	Apologies for Absence.	
2.	Declarations of Interest.	
3.	To confirm for accuracy the minutes of the previous meeting.	1 - 6
4.	To consider the following Planning Application reports from the Chief Officer, Place (copies attached):	
4.1.	Application DM/2020/01345 - Proposed development of tourist accommodation in the form of three glamping pods, as well as associated access and ancillary works. Land at Wern y Cwrt, Croes Bychan Hall to Raglan, Wern y Cwrt, Bryngwyn, Monmouthshire.	7 - 20
4.2.	Application DM/2024/01188 - Mixed use development comprising shop extension to accommodate a new entrance and rear storeroom area; flatted development comprising 3 no. flats and associated development thereto following the demolition of dormer bungalow. 7-9 Main Road, Portskewett, NP26 5SG.	21 - 30
4.3.	Application DM/2025/00043 - Rear single storey extension and conversion of semi-detached house to 3 No. one- bedroom flats. 9 St Mary's Crescent, Rogiet, Monmouthshire, NP26 3TB.	31 - 40
5.	FOR INFORMATION - The Planning Inspectorate - Appeals Decisions Received:	
5.1.	Rear Barn, Manor Farm, St Bride's Road, St Brides Netherwent, NP26 3AT.	41 - 44

Paul Matthews
Chief Executive

MONMOUTHSHIRE COUNTY COUNCIL

THE CONSTITUTION OF THE PLANNING COMMITTEE IS AS FOLLOWS:

County Councillor Jill Bond	West End;	Welsh Labour/Llafur Cymru
County Councillor Fay Bromfield	Llangybi Fawr;	Welsh Conservative Party
County Councillor Emma Bryn	Wyesham;	Independent Group
County Councillor Jan Butler	Goetre Fawr;	Welsh Conservative Party
County Councillor John Crook	Magor East with Undy;	Welsh Labour/Llafur Cymru
County Councillor Tony Easson	Dewstow;	Welsh Labour/Llafur Cymru
County Councillor Steven Garratt	Overmonnow;	Welsh Labour/Llafur Cymru
County Councillor Meirion Howells	Llanbadoc & Usk;	Independent
County Councillor Su McConnel	Croesonen;	Welsh Labour/Llafur Cymru
County Councillor Jayne McKenna	Mitchel Troy and Trellech United;	Welsh Conservative Party
County Councillor Phil Murphy	Caerwent;	Welsh Conservative Party
County Councillor Maureen Powell	Pen Y Fal;	Welsh Conservative Party
County Councillor Sue Riley	Bulwark and Thornwell;	Welsh Labour/Llafur Cymru
County Councillor Dale Rooke	Chepstow Castle & Larkfield;	Welsh Labour/Llafur Cymru
County Councillor Ann Webb	St Arvans;	Welsh Conservative Party
County Councillor Laura Wright	Grofield;	Welsh Labour/Llafur Cymru

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Public Information

Any person wishing to speak at Planning Committee must do so by registering with Democratic Services by no later than 12 noon two working days before the meeting. Details regarding public speaking can be found within this agenda

Access to paper copies of agendas and reports

A copy of this agenda and relevant reports can be made available to members of the public attending a meeting by requesting a copy from Democratic Services on 01633 644219. Please note that we must receive 24 hours notice prior to the meeting in order to provide you with a hard copy of this agenda.

Watch this meeting online

This meeting may be viewed online by visiting the link below.

<https://democracy.monmouthshire.gov.uk/ieListMeetings.aspx?Committeeld=141>

This will take you to the page relating to all Planning Committee meetings. Please click on the relevant Planning Committee meeting. You will then find the link to view the meeting on this page. Please click the link to view the meeting.

Welsh Language

The Council welcomes contributions from members of the public through the medium of Welsh or English. We respectfully ask that you provide us with 5 days notice prior to the meeting should you wish to speak in Welsh so we can accommodate your needs.

Aims and Values of Monmouthshire County Council

Our purpose

To become a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life.

Objectives we are working towards

- Fair place to live where the effects of inequality and poverty have been reduced.
- Green place to live and work with reduced carbon emissions and making a positive contribution to addressing the climate and nature emergency.
- Thriving and ambitious place, where there are vibrant town centres and where businesses can grow and develop.
- Safe place to live where people have a home where they feel secure in.
- Connected place where people feel part of a community and are valued.
- Learning place where everybody has the opportunity to reach their potential.

Our Values

Openness. We are open and honest. People have the chance to get involved in decisions that affect them, tell us what matters and do things for themselves/their communities. If we cannot do something to help, we'll say so; if it will take a while to get the answer we'll explain why; if we can't answer immediately we'll try to connect you to the people who can help – building trust and engagement is a key foundation.

Fairness. We provide fair chances, to help people and communities thrive. If something does not seem fair, we will listen and help explain why. We will always try to treat everyone fairly and consistently. We cannot always make everyone happy, but will commit to listening and explaining why we did what we did.

Flexibility. We will continue to change and be flexible to enable delivery of the most effective and efficient services. This means a genuine commitment to working with everyone to embrace new ways of working.

Teamwork. We will work with you and our partners to support and inspire everyone to get involved so we can achieve great things together. We don't see ourselves as the 'fixers' or problem-solvers, but we will make the best of the ideas, assets and resources available to make sure we do the things that most positively impact our people and places.

Kindness: We will show kindness to all those we work with putting the importance of relationships and the connections we have with one another at the heart of all interactions.

Purpose

The purpose of the attached reports and associated officer presentation to the Committee is to allow the Planning Committee to make a decision on each application in the attached schedule, having weighed up the various material planning considerations.

The Planning Committee has delegated powers to make decisions on planning applications. The reports contained in this schedule assess the proposed development against relevant planning policy and other material planning considerations, and take into consideration all consultation responses received. Each report concludes with an officer recommendation to the Planning Committee on whether or not officers consider planning permission should be granted (with suggested planning conditions where appropriate), or refused (with suggested reasons for refusal).

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the Monmouthshire Local Development Plan 2011-2021 (adopted February 2014), unless material planning considerations indicate otherwise.

Section 2(2) of the Planning (Wales) Act 2015 states that the planning function must be exercised, as part of carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015, for the purpose of ensuring that the development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales.

The decisions made are expected to benefit the County and our communities by allowing good quality development in the right locations, and resisting development that is inappropriate, poor quality or in the wrong location. There is a direct link to the Council's objective of building sustainable, resilient communities.

Decision-making

Applications can be granted subject to planning conditions. Conditions must meet all of the following criteria:

- Necessary to make the proposed development acceptable;
- Relevant to planning legislation (i.e. a planning consideration);
- Relevant to the proposed development in question;
- Precise;
- Enforceable; and
- Reasonable in all other respects.

Applications can be granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended). This secures planning obligations to offset the impacts of the proposed development. However, in order for these planning obligations to be lawful, they must meet all of the following criteria:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

The applicant has a statutory right of appeal against the refusal of permission in most cases, or against the imposition of planning conditions, or against the failure of the Council to determine an application within the statutory time period. There is no third party right of appeal against a decision.

The Planning Committee may make decisions that are contrary to the officer recommendation. However, reasons must be provided for such decisions, and the decision must be based on the Local Development Plan (LDP) and/or material planning considerations. Should such a decision be challenged at appeal, Committee Members will be required to defend their decision throughout the appeal process.

Planning policy context

Future Wales – the national plan 2040 is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales – the national plan 2040 is the national development framework and it is the highest tier plan, setting the direction for development in Wales to 2040. It is a framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.

Monmouthshire's Local Development Plan (LDP) sets out the Council's vision and objectives for the development and use of land in Monmouthshire, together with the policies and proposals to implement them over a 10 year period to 2021. The plan area excludes that part of the County contained within the Brecon Beacons National Park. It has a fundamental role in delivering sustainable development. In seeking to achieve this it sets out a framework for the development and use of land and for the protection of the environment. It also guides and facilitates investment decisions as well as the delivery of services and infrastructure. It determines the level of provision and location of new housing, employment and other uses and sets the framework for considering all land use proposals during the plan period. The LDP contains over-arching policies on development and design. Rather than repeat these for each application, the full text is set out below for Members' assistance.

Policy EP1 - Amenity and Environmental Protection

Development, including proposals for new buildings, extensions to existing buildings and advertisements, should have regard to the privacy, amenity and health of occupiers of neighbouring properties. Development proposals that would cause or result in an unacceptable risk /harm to local amenity, health, the character /quality of the countryside or interests of nature conservation, landscape or built heritage importance due to the following will not be permitted, unless it can be demonstrated that measures can be taken to overcome any significant risk:

- Air pollution;
- Light or noise pollution;
- Water pollution;
- Contamination;
- Land instability;
- Or any identified risk to public health or safety.

Policy DES1 – General Design Considerations

All development should be of a high quality sustainable design and respect the local character and distinctiveness of Monmouthshire's built, historic and natural environment. Development proposals will be required to:

- a) Ensure a safe, secure, pleasant and convenient environment that is accessible to all members of the community, supports the principles of community safety and encourages walking and cycling;
- b) Contribute towards sense of place whilst ensuring that the amount of development and its intensity is compatible with existing uses;
- c) Respect the existing form, scale, siting, massing, materials and layout of its setting and any neighbouring quality buildings;
- d) Maintain reasonable levels of privacy and amenity of occupiers of neighbouring properties, where applicable;
- e) Respect built and natural views and panoramas where they include historical features and/or attractive or distinctive built environment or landscape;

- f) Use building techniques, decoration, styles and lighting to enhance the appearance of the proposal having regard to texture, colour, pattern, durability and craftsmanship in the use of materials;
- g) Incorporate and, where possible enhance existing features that are of historical, visual or nature conservation value and use the vernacular tradition where appropriate;
- h) Include landscape proposals for new buildings and land uses in order that they integrate into their surroundings, taking into account the appearance of the existing landscape and its intrinsic character, as defined through the LANDMAP process. Landscaping should take into account, and where appropriate retain, existing trees and hedgerows;
- i) Make the most efficient use of land compatible with the above criteria, including that the minimum net density of residential development should be 30 dwellings per hectare, subject to criterion l) below;
- j) Achieve a climate responsive and resource efficient design. Consideration should be given to location, orientation, density, layout, built form and landscaping and to energy efficiency and the use of renewable energy, including materials and technology;
- k) Foster inclusive design;
- l) Ensure that existing residential areas characterised by high standards of privacy and spaciousness are protected from overdevelopment and insensitive or inappropriate infilling.

Other key relevant LDP policies will be referred to in the officer report.

Supplementary Planning Guidance (SPG):

The following Supplementary Planning Guidance may also be of relevance to decision-making as a material planning consideration:

- Green Infrastructure (adopted April 2015)
- Conversion of Agricultural Buildings Design Guide (adopted April 2015)
- LDP Policy H4(g) Conversion/Rehabilitation of Buildings in the Open Countryside to Residential Use- Assessment of Re-use for Business Purposes (adopted April 2015)
- LDP Policies H5 & H6 Replacement Dwellings and Extension of Rural Dwellings in the Open Countryside (adopted April 2015)
- Abergavenny Conservation Area Appraisal (adopted March 2016)
- Caerwent Conservation Area Appraisal (adopted March 2016)
- Chepstow Conservation Area Appraisal (adopted March 2016)
- Grosmont Conservation Area Appraisal (adopted March 2016)
- Llanarth Conservation Area Appraisal (adopted March 2016)
- Llandenny Conservation Area Appraisal (adopted March 2016)
- Llandogo Conservation Area Appraisal (adopted March 2016)
- Llanover Conservation Area Appraisal (adopted March 2016)
- Llantilio Crossenny Conservation Area Appraisal (adopted March 2016)
- Magor Conservation Area Appraisal (adopted March 2016)
- Mathern Conservation Area Appraisal (adopted March 2016)
- Monmouth Conservation Area Appraisal (adopted March 2016)
- Raglan Conservation Area Appraisal (adopted March 2016)
- Shirenewton Conservation Area Appraisal (adopted March 2016)
- St Arvans Conservation Area Appraisal (adopted March 2016)
- Tintern Conservation Area Appraisal (adopted March 2016)
- Trellech Conservation Area Appraisal (adopted April 2012)
- Usk Conservation Area Appraisal (adopted March 2016)
- Whitebrook Conservation Area Appraisal (adopted March 2016)
- Domestic Garages (adopted January 2013)
- Monmouthshire Parking Standards (adopted January 2013)
- Approach to Planning Obligations (March 2013)
- Affordable Housing (revised version) (adopted July 2019)

- Renewable Energy and Energy Efficiency (adopted March 2016)
- Planning Advice Note on Wind Turbine Development Landscape and Visual Impact Assessment Requirements (adopted March 2016)
- Primary Shopping Frontages (adopted April 2016)
- Rural Conversions to a Residential or Tourism Use (Policies H4 and T2) Supplementary Planning Guidance November 2017
- Sustainable Tourism Accommodation Supplementary Guidance November 2017
- Affordable Housing Supplementary Guidance July 2019
- Infill Development Supplementary Guidance November 2019

National Planning Policy

The following national planning policy may also be of relevance to decision-making as a material planning consideration:

- Future Wales: the national plan 2040
- Planning Policy Wales (PPW) edition12
- PPW Technical Advice Notes (TAN):
 - TAN 1: Joint Housing Land Availability Studies (2015)
 - TAN 2: Planning and Affordable Housing (2006)
 - TAN 3: Simplified Planning Zones (1996)
 - TAN 4: Retailing and Town Centres (1996)
 - TAN 5: Nature Conservation and Planning (2009)
 - TAN 6: Planning for Sustainable Rural Communities (2010)
 - TAN 7: Outdoor Advertisement Control (1996)
 - TAN 8: Renewable Energy (2005)
 - TAN 9: Enforcement of Planning Control (1997)
 - TAN 10: Tree Preservation Orders (1997)
 - TAN 11: Noise (1997)
 - TAN 12: Design (2016)
 - TAN 13: Tourism (1997)
 - TAN 15: Development, flooding and coastal erosion (2021)
 - TAN 16: Sport, Recreation and Open Space (2009)
 - TAN 18: Transport (2007)
 - TAN 19: Telecommunications (2002)
 - TAN 20: The Welsh Language (2013)
 - TAN 21: Waste (2014)
 - TAN 23: Economic Development (2014)
 - TAN 24: The Historic Environment (2017)
- Minerals Technical Advice Note (MTAN) Wales 1: Aggregates (30 March 2004)
- Minerals Technical Advice Note (MTAN) Wales 2: Coal (20 January 2009)
- Welsh Government Circular 016/2014 on planning conditions

Other matters

The following other legislation may be of relevance to decision-making.

Planning (Wales) Act 2015

As of January 2016, Sections 11 and 31 of the Planning Act come into effect meaning the Welsh language is a material planning consideration.

Section 31 of the Planning Act clarifies that considerations relating to the use of the Welsh language can be taken into account by planning authorities when making decisions on applications for planning permission, so far as material to the application. The provisions do not apportion any additional weight to the Welsh language in comparison to other material

considerations. Whether or not the Welsh language is a material consideration in any planning application remains entirely at the discretion of the local planning authority, and the decision whether or not to take Welsh language issues into account should be informed by the consideration given to the Welsh language as part of the LDP preparation process. Section 11 requires the sustainability appraisal, undertaken as part of LDP preparation, to include an assessment of the likely effects of the plan on the use of Welsh language in the community. Where the authority's current single integrated plan has identified the Welsh language as a priority, the assessment should be able to demonstrate the linkage between consideration for the Welsh language and the overarching Sustainability Appraisal for the LDP, as set out in TAN 20.

The adopted Monmouthshire Local Development Plan (LDP) 2014 was subject to a sustainability appraisal, taking account of the full range of social, environmental and economic considerations, including the Welsh language. Monmouthshire has a relatively low proportion of population that speak, read or write Welsh compared with other local authorities in Wales and it was not considered necessary for the LDP to contain a specific policy to address the Welsh language. The conclusion of the assessment of the likely effects of the plan on the use of the Welsh language in the community was minimal.

Environmental Impact Assessment Regulations 2016

The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016 are relevant to the recommendations made. The officer report will highlight when an Environmental Statement has been submitted with an application.

Conservation of Habitat & Species Regulations 2017

Where an application site has been assessed as being a breeding site or resting place for European Protected Species, it will usually be necessary for the developer to apply for 'derogation' (a development licence) from Natural Resources Wales. Examples of EPS are all bat species, dormice and great crested newts. When considering planning applications Monmouthshire County Council as Local Planning Authority is required to have regard to the Conservation of Species & Habitat Regulations 2010 (the Habitat Regulations) and to the fact that derogations are only allowed where the three tests set out in Article 16 of the Habitats Directive are met. The three tests are set out below.

- (i) The derogation is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.
- (ii) There is no satisfactory alternative
- (iii) The derogation is not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Well-being of Future Generations (Wales) Act 2015

This Act is about improving the social, economic, environmental and cultural well-being of Wales. The Act sets out a number of well-being goals:

- **A prosperous Wales:** efficient use of resources, skilled, educated people, generates wealth, provides jobs;
- **A resilient Wales:** maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change);
- **A healthier Wales:** people's physical and mental wellbeing is maximised and health impacts are understood;
- **A Wales of cohesive communities:** communities are attractive, viable, safe and well connected;
- **A globally responsible Wales:** taking account of impact on global well-being when considering local social, economic and environmental wellbeing;

- **A Wales of vibrant culture and thriving Welsh language:** culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation;
- **A more equal Wales:** people can fulfil their potential no matter what their background or circumstances.

A number of sustainable development principles are also set out:

- **Long term:** balancing short term need with long term and planning for the future;
- **Collaboration:** working together with other partners to deliver objectives;
- **Involvement:** involving those with an interest and seeking their views;
- **Prevention:** putting resources into preventing problems occurring or getting worse;
- **Integration:** positively impacting on people, economy and environment and trying to benefit all three.

The work undertaken by Local Planning Authority directly relates to promoting and ensuring sustainable development and seeks to strike a balance between the three areas: environment, economy and society.

Crime and Disorder Act 1998

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. Crime and fear of crime can be a material planning consideration. This topic will be highlighted in the officer report where it forms a significant consideration for a proposal.

Equality Act 2010

The Equality Act 2010 contains a public sector equality duty to integrate consideration of equality and good relations into the regular business of public authorities. The Act identifies a number of 'protected characteristics': age; disability; gender reassignment; marriage and civil partnership; race; religion or belief; sex; and sexual orientation. Compliance is intended to result in better informed decision-making and policy development and services that are more effective for users. In exercising its functions, the Council must have due regard to the need to: eliminate unlawful discrimination, harassment, victimisation and other conduct that is prohibited by the Act; advance equality of opportunity between persons who share a protected characteristic and those who do not; and foster good relations between persons who share a protected characteristic and those who do not. Due regard to advancing equality involves: removing or minimising disadvantages suffered by people due to their protected characteristics; taking steps to meet the needs of people from protected groups where these differ from the needs of other people; and encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

Children and Families (Wales) Measure

Consultation on planning applications is open to all of our citizens regardless of their age: no targeted consultation takes place specifically aimed at children and young people. Depending on the scale of the proposed development, applications are publicised via letters to neighbouring occupiers, site notices, press notices and/or social media. People replying to consultations are not required to provide their age or any other personal data, and therefore this data is not held or recorded in any way, and responses are not separated out by age.

Climate Emergency

In May 2019 Monmouthshire County Council declared a Climate Emergency with unanimous support from Councillors. The Cabinet Member for Infrastructure and Neighbourhood Services has been appointed as the member responsible for climate change and decarbonisation.

Tackling climate change is very important, because if the planet's temperature rises by 2°C there are risks of drought, flood and poverty, impacting on hundreds of millions of people. In Monmouthshire impacts that could happen include more extreme weather events (such as storms), water shortages, droughts, species loss and risk of flooding. Planning has a key role in addressing climate change through the promotion of sustainable development.

The Council has formulated a draft action plan which will be subject to Member approval and will form the Council's response to tackling this issue. Council decisions will need to take into account the agreed action plan.

Protocol on Public Speaking at Planning Committee

Public speaking at Planning Committee will be allowed strictly in accordance with this protocol. You cannot demand to speak at the Committee as of right. The invitation to speak and the conduct of the meeting is at the discretion of the Chair of the Planning Committee and subject to the points set out below. **The conventional protocol has been modified to allow public speaking via pre-recorded videos or to attend the meeting in person and address the Planning Committee.**

Who Can Speak

Community and Town Councils

Community and town councils can address Planning Committee via a pre-recorded video or in person at the meeting.. Only elected members of community and town councils may speak. Representatives will be expected to uphold the following principles: -

- (i) To observe the National Code of Local Government Conduct. (ii)

Not to introduce information that is not:

- consistent with the written representations of their council, or
- part of an application, or
- contained in the planning report or file.

When a town or community councillor has registered to speak in opposition to an application, the applicant or agent will be allowed the right of reply.

Members of the Public

Speaking will be limited to one member of the public opposing a development and one member of the public supporting a development. Where there is more than one person in opposition or support, the individuals or groups should work together to establish a spokesperson. The Chair of the Committee may exercise discretion to allow a second speaker, but only in exceptional cases where a major application generates divergent views within one 'side' of the argument (e.g. a superstore application where one spokesperson represents residents and another local retailers). Members of the public may appoint representatives to speak on their behalf.

Where no agreement is reached, the right to speak shall fall to the first person/organisation to register their request. When an objector has registered to speak the applicant or agent will be allowed the right of reply.

Speaking will be limited to applications where, by the deadline, letters of objection/support or signatures on a petition have been submitted to the Council from 5 or more separate households/organisations (in this context organisations would not include community or town councils or statutory consultees which have their own method of ensuring an appropriate application is considered at Committee) The deadline referred to above is 5pm on the day six clear working days prior to the Committee meeting. This will normally be 5pm on the Friday six clear working days before the Tuesday Planning Committee meeting. However, the deadline may be earlier, for example if there is a Bank Holiday Monday.

The number of objectors and/or supporters will be clearly stated in the officer's report for the application contained in the published agenda.

The Chair may exercise discretion to allow speaking by members of the public where an application may significantly affect a sparse rural area but less than 5 letters of objection/support have been received.

Applicants

Applicants or their appointed agents will have a right of response where members of the public or a community/town council, have registered to address committee in opposition to an application. This will also be via a pre-recorded video or in person at the Planning Committee meeting.

When is speaking permitted?

Public speaking will normally only be permitted on one occasion where applications are considered by Planning Committee. When applications are deferred and particularly when re-presented following a committee resolution to determine an application contrary to officer advice, public speaking will not normally be permitted. Regard will however be had to special circumstances on applications that may justify an exception. The final decision lies with the Chair.

Registering Requests to Speak

Speakers must register their request to speak as soon as possible, between 12 noon on the Tuesday and 12 noon on the Friday before the Committee. To register a request to speak, objectors/supporters must first have made written representations on the application.

Anyone wishing to speak must notify the Council's Democratic Services Officers of their request by calling 01633 644219 or by email to registertospeak@monmouthshire.gov.uk. Please leave a daytime telephone number. Any requests to speak that are emailed through will be acknowledged prior to the deadline for registering to speak. If you do not receive an acknowledgement before the deadline please contact Democratic Services on 01633 644219 to check that your registration has been received.

Parties are welcome to address the Planning Committee in English or Welsh, however if speakers wish to use the Welsh language they are requested to make this clear when registering to speak, and are asked to give at least 5 working days' notice to allow the Council the time to procure a simultaneous translator.

Applicants/agents and objectors/supporters are advised to stay in contact with the case officer regarding progress on the application. It is the responsibility of those wishing to speak to check when the application is to be considered by Planning Committee by contacting the Planning Office, which will be able to provide details of the likely date on which the application will be heard. The procedure for registering the request to speak is set out above.

The Council will maintain a list of persons wishing to speak at Planning Committee.

Once the request to speak has been registered by the Council the speaker must submit their pre-recorded video by midday on Monday before the Committee meeting. The video content must comply with the terms below and be no more than 4 minutes in duration. If the third party does not wish to record a video they will need to submit a script to the Council by the deadline above, that will be read out by an officer to the Committee Members at the meeting. The script shall contain no more than 500 words and shall also comply with the terms below. Speakers will also have the option to attend the meeting in person and address Planning Committee.

Content of the Speeches

Comments by the representative of the town/community council or objector, supporter or applicant/agent should be limited to matters raised in their original representations and be relevant planning issues. These include:

- Relevant national and local planning policies
- Appearance and character of the development, layout and density
- Traffic generation, highway safety and parking/servicing;
- Overshadowing, overlooking, noise disturbance, odours or other loss of amenity.

Speakers should avoid referring to matters outside the remit of the Planning Committee, such as;

- Boundary disputes, covenants and other property rights
- Personal remarks (e.g. Applicant's motives or actions to date or about members or officers)
- Rights to views or devaluation of property.

Procedure at the Planning Committee Meeting

The procedure for dealing with public speaking is set out below:

- The Chair will identify the application to be considered.
- An officer will present a summary of the application and issues with the recommendation.
- The local member if not on Planning Committee will be invited to speak for a maximum of 6 minutes by the Chair.
- If applicable, the video recording of the representative of the community or town council will then be played to Members (this shall be no more than 4 minutes in duration). Alternatively, if the community or town council has opted to submit a script of their representations that will be read out by an officer to the Committee Members at the meeting. Alternatively, the community or town council representatives may address the Planning Committee in person at the meeting for a maximum of 4 minutes.
- If applicable, the objector's video recording will then be played to the Members (this shall be no more than 4 minutes in duration) Alternatively, if a third party has opted to submit a script of their representations that will be read out by an officer to the Committee Members at the meeting. Alternatively, the objector may address the Planning Committee in person at the meeting for a maximum of 4 minutes.
- If applicable, the supporter's video recording will then be played to Members (this shall be no more than 4 minutes in duration) Alternatively, if the third party has opted to submit a script of their representations that will be read out by an officer to the Committee Members at the meeting. Alternatively, the supporter may address the Planning Committee in person at the meeting for a maximum of 4 minutes.
- If applicable, the applicant's (or appointed agent's) video recording will then be played to Members (this shall be no more than 4 minutes in duration). Alternatively, if the third party has opted to submit a script of their representations that will be read out by an officer to the Committee Members at the meeting. Alternatively, the applicant (or appointed agent) may address the Planning Committee in person at the meeting for a maximum of 4 minutes.
- Where more than one person or organisation speaks against an application, the applicant or appointed agent, shall, at the discretion of the Chair, be entitled to submit a video of their response of up to 5 minutes in duration. Alternatively, the applicant (or appointed agent) may address the Planning Committee in person at the meeting up to 5 minutes in duration.
 - Time limits will normally be strictly adhered to, however the Chair will have discretion to amend the time having regard to the circumstances of the application or those speaking.
 - Speakers may speak only once.
 - Committee Members may then raise technical questions with officers.
 -
- Planning Committee members will then debate the application, commencing with the

local member if a Member of Planning Committee. Officers will not take any further questions unless it is to advise Members about a procedural or legal issue, or where they consider Members are deviating from material planning considerations.

- Where an objector or supporter or applicant/agent community or town council has spoken on an application no further speaking by or on behalf of that group will be permitted in the event that the application is considered again at a future meeting of the Committee unless there has been a material change in the application.
- The Chair's decision regarding a procedural matter is final.
- When proposing a motion either to accept the officer recommendation or to make an amendment the Member proposing the motion shall state the motion clearly.
- When the motion has been seconded the Chair shall identify the Members who proposed and seconded the motion and repeat the motion proposed (including any additional conditions or other matters raised). The names of the proposer and seconder shall be recorded.
- Members shall decline to vote in relation to any planning application unless they have been present in the meeting of the Planning Committee throughout the full presentation and consideration of that particular application.
- Any Member who abstains from voting shall consider whether to give a reason for their abstention.
- The Legal Officer shall count the votes and announce the decision.
-
- When the motion has been seconded, the Chair shall identify the members who proposed and seconded the motion and repeat the motion proposed. The names of the proposer and seconder shall be recorded.
- A member shall decline to vote in relation to any planning application unless he or she has been present in the meeting of the Planning Committee throughout the full presentation and consideration of that application.
- Any member who abstains from voting shall consider whether to give a reason for his/her abstention.
- An officer shall count the votes and announce the decision.

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Public Document Pack Agenda Item 3

MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the meeting of Planning Committee held
at the Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA with remote
attendance on Tuesday, 4th March, 2025 at 2.00 pm**

PRESENT: County Councillor Phil Murphy (Chair)
County Councillor Dale Rooke (Vice Chair)

County Councillors: Jill Bond, Fay Bromfield, Emma Bryn, Jan Butler,
John Crook, Tony Easson, Steven Garratt, Meirion Howells,
Su McConnel, Jayne McKenna, Maureen Powell, Ann Webb,
Laura Wright

County Councillor Sara Burch attended the meeting by invitation of
the Chair.

OFFICERS IN ATTENDANCE:

Amy Longford	Head of Planning
Philip Thomas	Development Services Manager
Andrew Jones	Development Management Area Team Manager
Joanne Chase	Solicitor and Head of Commercial Law
Richard Ray	Paralegal
Richard Williams	Democratic Services Officer

County Councillor Jill Bond joined the meeting during agenda item 5 – Appeals
Decisions received and accordingly did not vote on any matter.

APOLOGIES:

County Councillor Sue Riley

1. Declarations of Interest

None received.

2. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 4th February 2025 were
confirmed and signed by the Chair.

3. DM/2023/01204 - Replacement of car park, driveway and building access lights with LED lights, Old Station Surgery, 39 Brecon Road, Abergavenny

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

MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the meeting of Planning Committee held
at the Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA with remote
attendance on Tuesday, 4th March, 2025 at 2.00 pm**

<https://www.youtube.com/live/q9SBCHDpe24?si=K5kl5Fa1dZp4v07C&t=109>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Maureen Powell and seconded by County Councillor Meirion Howells that application DM/2023/01204 be approved subject to the conditions outlined in the report, with condition 3 being amended as follows:

- None of the lighting hereby approved shall be switched on between 21:00hrs and 07:00hrs, including weekends.

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

For approval	-	14
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2023/01204 be approved subject to the conditions outlined in the report, with condition 3 being amended as follows:

- None of the lighting hereby approved shall be switched on between 21:00hrs and 07:00hrs, including weekends.

4. DM/2023/01474 - Erection of three new dwellings with integral garage, including access to highway, car parking and other associated works, Severn Crescent, Chepstow

We considered the report of the application and late correspondence which was recommended for approval subject to the conditions outlined in the report and subject to a Section 106 Agreement.

An additional condition 14 to be added as outlined in late correspondence:

- Notwithstanding the plans hereby approved, full details of the hard surfacing to be used for the hatched area to the access as shown on Drawing P01 E shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.

The approved hard surface shall be implemented in full prior to any dwelling hereby approved being brought into beneficial use.

Reason: to ensure a safe and convenient access to the site in accordance with Policy MV1 of the adopted Local Development Plan.

<https://www.youtube.com/live/q9SBCHDpe24?si=XgdojhotbBkWNFhK&t=1009>

MONMOUTHSHIRE COUNTY COUNCIL

Minutes of the meeting of Planning Committee held at the Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA with remote attendance on Tuesday, 4th March, 2025 at 2.00 pm

In noting the detail of the application and the views expressed, it was proposed by County Councillor Maureen Powell and seconded by County Councillor Laura Wright that application DM/2023/01474 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement.

An additional condition 14 to be added as outlined in late correspondence:

- Notwithstanding the plans hereby approved, full details of the hard surfacing to be used for the hatched area to the access as shown on Drawing P01 E shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.

The approved hard surface shall be implemented in full prior to any dwelling hereby approved being brought into beneficial use.

Reason: to ensure a safe and convenient access to the site in accordance with Policy MV1 of the adopted Local Development Plan.

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

For approval	-	14
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2023/01474 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement.

An additional condition 14 to be added as outlined in late correspondence:

- Notwithstanding the plans hereby approved, full details of the hard surfacing to be used for the hatched area to the access as shown on Drawing P01 E shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.

The approved hard surface shall be implemented in full prior to any dwelling hereby approved being brought into beneficial use.

Reason: to ensure a safe and convenient access to the site in accordance with Policy MV1 of the adopted Local Development Plan.

MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the meeting of Planning Committee held
at the Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA with remote
attendance on Tuesday, 4th March, 2025 at 2.00 pm**

5. FOR INFORMATION - The Planning Inspectorate - Appeals Decisions Received:

<https://www.youtube.com/live/q9SBCHDpe24?si=KW240ZfSIANiavA6&t=2676>

5.1. Appeal Decision - The Boat Inn, Chepstow

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at The Boat Inn, The Back, Chepstow, Monmouthshire on 21st January 2025.

We noted that the appeal had been dismissed.

5.2. Costs Decision - The Boat Inn, Chepstow

We received the Planning Inspectorate report which related to the costs decision in respect of The Boat Inn, The Back, Chepstow, Monmouthshire.

We noted that the application for an award of costs had been refused.

5.3. Appeal Decision - Tanglewood Close, Abergavenny

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at 4 Tanglewood Close, Abergavenny on 17 December 2024.

We noted that the appeal had been allowed and planning permission had been granted for a rear extension and front porch extension at 4 Tanglewood Close, Abergavenny, NP7 5RJ, in accordance with the terms of the application, Ref DM/2024/00845, dated 30 June 2024, subject to the conditions set out in the schedule to the decision letter.

5.4. Appeal Decision - Millers Arms, Mathern

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at Millers Arms, Mathern Road, Mathern, Monmouthshire on 14th January 2025.

We noted that the appeal had been dismissed.

5.5. Cost Decision - Millers Arms, Mathern

We received the Planning Inspectorate report which related to the costs decision in respect of Millers Arms, Mathern Road, Mathern, Monmouthshire.

We noted that the application for an award of costs had been refused.

MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the meeting of Planning Committee held
at the Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA with remote
attendance on Tuesday, 4th March, 2025 at 2.00 pm**

5.6. Appeal Decision - Badger's Walk, Undy

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at 6 Badgers Walk, Undy on 14th January 2025.

We noted that the appeal had been dismissed.

The meeting ended at 2.59 pm.

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Application Number: DM/2020/01345

Proposal: Proposed development of tourist accommodation in the form of three glamping pods, as well as associated access and ancillary works

Address: Land at Wern y Cwrt, Croes Bychan Hall to Raglan, Wern y Cwrt, Bryngwyn, Monmouthshire

Applicant: Mr A Peters

Plans: Office Laundry proposed plans and elevations 1203 REV A
Location Plan 1001
Ecology Report Ecological Assessment
Parking Layout 001 - Rev A
Site Plan OAD5087_1102 Rev G
All Existing Plans OAD5087_1103
Proposed Plans and Elevations 1201- REV E
Proposed Office & Laundry OAD5087_1203 Rev B
Drainage 2082-102 - Rev G,
Foul Drainage 2082-110 - Rev C,
Proposed Site Plan 1101 Rev H
Drainage 2082 -100 - Rev B,
Habitats Regulations Assessment Record, Land at Wern y Cwrt - 14th November 2024,
Green Infrastructure Appraisal/Statement Green Infrastructure Statement, Wern y Cwrt by Geraint John Planning - June 2024,
Ecological Assessment, Wern-Y-Cwrt Raglan. Produced by David Clements Ecology, July 2021
Updated Ecological Report Walkover Survey- 30th September 2024

RECOMMENDATION: Approve

This application is reported to Committee because five or more objections from individual households have been received

Case Officer: Ms Kate Bingham
Date Valid: 23.07.2021

1.0 APPLICATION DETAILS

1.1 Site Description

The site comprises a square parcel of land to the north of Old Abergavenny Road, just outside Wern-y-Cwrt near Raglan. The site includes an area of maintained grassland, enclosed by hedgerow / fencing on all sides.

The site is bounded on its southern side by Old Abergavenny Road, from which access is provided. On its western and northern boundaries, the site is surrounded by greenfield land, while its eastern boundary comprises the residential curtilage of the adjacent dwelling. A single dwelling and associated buildings stand to the south-west of the site, across Old Abergavenny Road.

A small, stone-built structure was previously situated within the south-western corner of the site, which was historically used for agricultural storage. The stone structure was recently damaged by a vehicle travelling along the adjacent highway.

A Preliminary Ecological Appraisal has been undertaken in support of the application, which confirms that the site does not contain any statutory or non-statutory nature conservation designations. The site is however, within the Phosphorous Sensitive Catchment Area of the River Usk Special Area of Conservation (SAC).

1.2 Value Added

The scale of development has been amended from an initial proposal featuring 2no. two-storey pods (and then 4no. single-storey pods) to the current proposal for 3no. single-storey pods. The area of hard surfacing has also been reduced.

1.3 Proposal Description

The proposed scheme is seeking the development of three timber glamping pods as well as ancillary storage / office space, cycle storage, parking and landscaping. The glamping pods proposed are of varying sizes comprising 2no. one-bed units and 1no. two-bed unit.

Access is proposed from the Old Abergavenny Road opening onto a gravel turning area and four parking spaces. A small section of hedgerow will be translocated at the front of the site to facilitate the new access, where it will fill up the gaps in the existing hedge. All other existing boundary hedges will be retained. As such, there will be no net loss overall, as a result of the translocation.

A small office/cycle store/laundry building is also proposed to be built using the remains of the stone building that was previously damaged. The units would remain on site and available for let throughout the year.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2020/01345	Proposed development of tourist accommodation in the form of two glamping pods, as well as associated access and ancillary works.	Pending Determination	

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S11 LDP Visitor Economy
S13 LDP Landscape, Green Infrastructure and the Natural Environment
S16 LDP Transport
S17 LDP Place Making and Design

Development Management Policies

T2 LDP Visitor Accommodation Outside Settlements
LC1 LDP New Built Development in the Open Countryside
LC5 LDP Protection and Enhancement of Landscape Character
DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
EP5 LDP Foul Sewage Disposal
MV1 LDP Proposed Developments and Highway Considerations

4.0 NATIONAL PLANNING POLICY

Planning Policy Wales (PPW) Edition 10

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Llanarth Fawr Community Council - Members have considered the documents and plans submitted and would recommend this application for approval. Please note the following comments:

It seems entirely inconsistent for the chimneys to be stainless steel against a grey roof and black cladded walls. It is suggested that a condition of planning approval be included that the chimneys be painted in the same colour as the roofs of the buildings.

Natural Resources Wales (NRW) - No objection. We are satisfied that concerns can be overcome if the documents identified below are included in the approved plans and documents condition on the decision notice:

- Drawing: Foul Drainage Layout, DWG No: 110, Rev C, dated 17.05.24.
- Drawing: Proposed Drainage Layout, DWG No: 102, Rev G, dated 17.05.24.

We have reviewed the additional information submitted in support of the application and note the application now proposes 3 glamping pods along with a separate building for office and laundry room. Due to the reduction in the number of proposed glamping pods from 4 to 3 we are satisfied the proposed location and size of the drainage field are appropriate for the development and the previously submitted percolation tests are acceptable.

NRW's formal representation, as the appropriate nature conservation body, to your appropriate assessment (AA) Land at Wern y Cwrt, dated 14th November 2024 under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, as amended:

We have reviewed the following: - Habitats Regulations Assessment Record, Land at Wern y Cwrt, dated 14th November 2024. In consideration of the mitigation measures detailed we agree with your conclusion that the development is unlikely to have an adverse effect upon the integrity of the River Usk Special Area of Conservation (SAC).

MCC Highways - The land has an existing gated field access directly onto the R64; however, it is proposed to relocate the access to the western corner of the plot. The Highway Authority have been involved in pre-application discussions with the Applicant where the principles of the development, including the relocation of the access, were agreed.

There were initial concerns over the car parking and turning provision within the site however, the Applicant has submitted appropriate vehicle tracking information, which demonstrates that turning manoeuvres from all car parking spaces can be accommodated within the site. Based on this the access, car parking and turning provision is acceptable.

Notwithstanding the above there are concerns which require further consideration by the Applicant:

1. The position of the office in the south-east corner gives cause for concern. It appears that the office has been positioned beyond the site boundary and within the public highway.

N.B. This has been addressed via an amended plan that sets the proposed office/ laundry building back into the site away from the limits of the public highway.

2. The visibility splay passes through the hedgerow so there are concerns that visibility will be obstructed. The Applicant is required to demonstrate whether the hedgerow is to remain or be removed. If to remain it shall be demonstrated how visibility will be achieved.

N.B. A condition (no.14) is proposed to ensure the hedgerow is maintained at a height of no more than 900mm.

MCC SAB - No objections. Note that it is now proposed that the foul drainage will be discharged to a drainage field at the rear of the site instead of discharging to a watercourse. The proposed surface water drainage system has now received SuDS Approval (reference SAB/2022/048). The infiltration features for the surface water drainage are contained in the front of the site, with the proposed foul system remains at the rear of the site, remote to the proposed surface water infiltration features.

The application has now demonstrated that soils are sufficiently permeable to allow discharge to the ground (infiltration). We therefore no longer have an objection to the proposed scheme. A proposed surface water drainage plan has been included in the SAB application. This appears to be in general accordance with the principles of SuDS design. Detailed assessment of this system will be undertaken during the SuDS approval process.

MCC Lead Local Flood Authority – No objections. Flood risk maps provided by Natural Resources Wales do not indicate the site to be at particular risk of flooding. Our database of previous flood events does not record any flood events near the site. Our database of drainage and flood assets does not record any drainage or flood assets near the site.

MCC Biodiversity - No objections. If Members are minded to grant this application, the biodiversity officer recommends that conditions are required to safeguard habitats and species and ensure the proposal delivers net benefit for biodiversity.

MCC Landscape - No objections subject to conditions.

Landscape and GI comments were provided 04.06.2024 and the applicant has provided a response to comments on 17.06.2024 and a subsequent GI statement uploaded on 07.11.2024

- The applicant has clarified that appropriate methods of installation will be followed to ensure hedge and trees will be protected and that new planting will be placed to ensure that there is no conflict.
- The applicant has clarified that the intention is to retain the proposed wildflower areas which can be covered under condition.
- The applicant has provided further clarification regarding the hedge and telegraph pole which is acceptable. The hedge management can be a condition of approval should the application progress.
- The applicant has provided a reference to a latest plan ref. OAD_5087_1203 which is to show the correct version showing the office, laundry and store block to be sited at the south-eastern boundary of the site.
- The applicant has indicated that a latest plan ref. OAD_5087_1203 includes further details relating to the proposed southern wall. The extent and materials have been broadly indicated.
- The GI statement provided on 07.11.2024 does not include a long-term management plan however this can be secured by condition, otherwise is acceptable from a Landscape and GI perspective.

SEWBRc Search Results - Great Crested Newts and Bats identified within the vicinity of the site.

5.2 Neighbour Notification

Six representations received:

- This stretch of road is too dangerous to allow further direct access.
- Traffic monitoring took place during COVID lockdown, so does not reflect true traffic usage.
- No indication of provision for safety of children, vulnerable persons and pets accessing the road.
- Buildings appear to be clad shipping containers.
- Loss of privacy as the development is adjacent to and overlooks my garden.
- Out of keeping with the character of the area.
- An obvious attempt to turn the location into a permanent residential property.
- What might justify this as more than just another residential application outside the plan?
- If accepted would possibly leave a future footprint for further development.
- Would most certainly lead to plea for a subsequent full scale housing development.

5.3 Other Representations

None.

5.4 Local Member Representations

No comments received.

6.0 EVALUATION

6.1 Principle of Development

6.1.1 Policy T2 of Local Development Plan relates to permanent new build tourism accommodation. Where glamping proposals constitute permanent new build development, as the pods are to remain on site all year round, then this policy would be applicable. The policy does not support new build permanent self-catering visitor accommodation outside settlement boundaries unless ancillary to established medium or large hotels and proposals for new build permanent accommodation would therefore generally be contrary to this policy.

6.1.2 However, it is recognised that there may be instances where such accommodation could constitute sustainable visitor accommodation in accordance with sustainable tourism principles set out in section 3.3 of the Sustainable Tourism Supplementary Planning Guidance (SPG) to the adopted LDP which provides that sustainable tourism accommodation (glamping) proposals should reflect key principles of sustainable tourism as detailed below:

6.1.3 Generate benefits for the local economy (residents and visitors)

Visitors to the glamping site are likely to spend money in the local area which will help to sustain local businesses, shops and services that also benefit existing residents.

6.1.4 Protect and enhance landscape character and natural/historic environment

Subject to additional landscaping, the proposed development will assimilate well into the landscape. Policies LC1 and LC5 also apply (see Paragraph 6.5 below).

6.1.5 Scale and design appropriate to site context

The proposed pods would be single storey and be clad in black vertical timber cladding. The design of the units is modern yet simple at a similar scale to small field shelters. The scale and design of the development would be appropriate to the size of the site and the context within which it sits.

6.1.6 Generate minimal car trips

While it is accepted that the majority of visitors will arrive by private car, the site is within walking distance of Raglan Garden Centre, which includes a café, and The Cripple Creek Inn. The site is also situated in a location which benefits from a number of public rights of way connecting settlements in the local area with access to three separate public footpaths within 120m of the site. Two designated cycle routes (nos. 42 and 423) are also situated within close proximity to the site, providing links to the settlements of Llanbadoc, Usk, Raglan, Monmouth and Abergavenny, among others. There is a bus stop within 500m of the site which is served by a bus linking Abergavenny to the west and Monmouth to the east.

In order to reduce the use of private cars, the developer is focused on encouraging the use of E bikes. These bikes will be provided to guests for them to use on a day-to-day basis and can be recharged sustainably through the PV solar panels referred to in paragraph 6.1.7 below. EV charging facilities will also be available on site to encourage those who own electric vehicles to travel to and from the site during their stay.

6.1.7 Make use of renewable energy resources (energy efficient)

The proposed units use the ethos of Scandinavian design resulting in timber-framed, energy neutral buildings. The aim is to make each pod self-sufficient in terms of resource production and it is anticipated that this would be achieved through each pod being fitted with PV solar panels to help reduce the pod's dependence on unsustainable resource usage through sustainable energy production. In addition, each pod would have a rainwater harvesting system installed, enabling the pods to utilise less water and be increasingly self-sufficient. In light of the above, it is considered that the pods can be self-sufficient and independent of unsustainable resources.

6.1.8 Capable of being removed without leaving a permanent trace (including any associated supporting infrastructure)

The applicant has confirmed that the proposed cabins will be constructed off site in a factory and delivered to the site on a lorry. The applicant intends to use 'cork screws' as a means of anchoring the cabins to the ground. Details of these proposed cork screws can be found at Cork Screws - <https://gbgs.co.uk/our-products/>

Once the cabins arrive at site, they will then simply be lifted onto the corkscrew anchors by crane. The use of these cork screws completely negates the need for concrete foundations - they are essentially screwed into the ground and can be easily unscrewed in the event of the site being vacated. In turn, as the cabins would be secured via these cork screws, they would be sited slightly off the ground and as such, would cause minimal ground disturbance. Therefore, the site could easily revert to its original state following the removal of the pods. Overall, the proposed corkscrew method is considered to be more favourable than concrete slabs, as this method is both more sustainable, less damaging to the site and will allow the units to be removed easily leaving no physical trace.

The removal of the pods would take place with a crane that would lift the pods and place them onto a lorry.

6.1.9 As such, it is considered that the units would be of a temporary nature and represent a sustainable form of tourism development in accordance with the adopted SPG.

6.1.10 A further key planning consideration in assessing proposals for glamping accommodation is the degree of permanency of the units and whether they will be removed from the site out of season. In general, glamping accommodation such as yurts, tepees, bell tents, shepherd's huts should be taken down or relocated out of season as they are not generally suitable for use during colder

months. However, in this case it is proposed to keep the units on site throughout the year. Regard should therefore also be given to the importance of maintaining a balance between the need to protect the landscape/environment and to avoid negative effects on the local economy due to the seasonal nature of tourism.

6.1.11 The application site is small in scale and located adjacent to the highway. This pattern of development follows that already established within the area. The units themselves would be constructed using dark coloured timber which is an appropriate finish in a rural area. As such, subject to the maintenance of the existing hedgerows around the site together with additional screen planting it is considered that the presence of the units on the site throughout the year would not harm the character of the wider landscape. It would also mean that visitors will be able to support the local economy during the winter months when tourism is traditionally less common. The pods will have a certain shelf life and when they have reached the end of their serviceable life they can be removed in their entirety without trace.

6.2 Good Design/ Place Making

6.2.1 The proposed development seeks to provide a well-considered design, with the proposed pods finished using natural materials which are sympathetic to the rural character of the setting. While the development would be visible from the adjacent highway, it is considered that it has been appropriately designed to help the structures blend into the wider landscape with the units being single storey with monopitch and flat roofs (the unit heights vary from 4 to 5m). The office/laundry building on the southern boundary of the site is located as such to utilise the stone remains of an historic field shelter and will have a maximum height of approximately 3m (falling to 2.7m to its rear).

6.2.3 Further to this, an existing hedgerow occupies the boundaries of the site on all sides, which will be retained as part of the development and will provide an element of screening. Behind this will be a 1.8m high coursed stone wall to provide some relief from traffic noise. It is considered that this existing screening can be enhanced with more planting that will help further screen the site from wider views. The topography of the site, which slopes gently from south to north, would assist in screening the development. The access and parking space at the site will comprise 'grasscrete' or a similar product, as opposed to a more formal hardstanding, to maintain the rural setting.

6.2.4 In consideration of the above, it is concluded that the proposed units and associated office/laundry unit will be in keeping with the surrounding rural character of the area and will not adversely affect the appearance of the local area or wider landscape.

6.3 Impact on Amenity/ Promoting Healthier Places

6.3.1 The nearest dwelling to the site is Christianos which is located to the east. The house itself is approximately 43m away from the application site and the boundary within 26m. This dwelling is divided from the site by the access to Pool House which is located behind Christianos to the north-east. Existing planting within the garden of Pool House will help block views between the neighbouring residential properties and the application site. The closest structure to the neighbours will be the proposed office/cycle store/laundry building which would not be a habitable unit.

6.3.2 The intervening distances between the application site, together with the single storey nature of the proposed units, stone wall and boundary planting will ensure that there will be no overlooking between the site and nearby dwellings that could lead to a loss of privacy and furthermore, noise and other disturbance would be minimal. On this basis, the provisions of LDP policies DES1 and EP1 are considered to have been satisfied. Inappropriate lighting can be avoided by the imposition of a condition controlling lighting that is also necessary to protect local biodiversity.

6.4 Highways/Sustainable Transport

6.4.1 The site is approximately 600m east of Raglan Garden Centre, which includes a café. As well as this, a public house named The Cripple Creek Inn is approximately 700m to the west of the site. The site is also situated in a location which benefits from several public rights of way connecting

settlements in the local area with three separate footpath routes being located within 120m of the site.

6.4.2 The village of Raglan is situated approximately 1.5 miles to the south-east. Shops and services are available within Raglan, including pubs/restaurants, a butchers, Post Office, pharmacy and convenience store. Although it would be assumed that most visitors to this type of accommodation would arrive by private car, the site is located approximately 500m east of two bus stops on Old Abergavenny Road, near the Garden Centre. These bus stops are frequented by bus service number '83', which provides transport to Raglan, Monmouth and Abergavenny, as well as a number of smaller settlements on route. Whilst there is no pavements in place on Old Abergavenny Road, there are roadside verges with good forward visibility to give pedestrians opportunity to move off the highway where necessary and give drivers time to slow down and manoeuvre accordingly.

6.4.3 In response to the concerns raised by the Council's Highway Officer, the applicant has amended the layout by setting back the proposed office/ laundry/ store into the site so there would no possibility of an issue of encroachment on to the public highway.

6.4.4 The proposed visibility splays at the access would measure 2.4m x 43m in both directions, confirming that the proposal will achieve acceptable visibility splays. In terms of the hedgerow, as confirmed above, it falls within the site boundary / ownership of the applicant and will be retained along the site's frontage. As such, a condition can be imposed to ensure that it does not exceed 900mm in height in order to ensure that the proposed visibility splays continue to be achieved at the entrance.

6.4.5 Parking is to be provided in accordance with the Adopted Monmouthshire Parking Guidelines at the necessary rate of 1 off-road space per bedroom. There is also adequate area within the site to enable vehicles to enter and leave the site in a forward gear.

6.4.6 On the basis of the above, there would be no grounds to refuse the application on highway safety grounds.

6.5 Landscape/ Green Infrastructure

6.5.1 The site is bounded on all sides by field hedgerows. These will remain in place except the part of the hedgerow which is to be removed to provide the new access. There would be compensatory planting across the existing opening. The scheme will also include areas of new soft landscaping to improve the ecological value of the site and promote ecological activity within the site and beyond. The proposed site plan submitted with the application illustrates the areas of soft landscaping to be incorporated into the development. The total soft landscaping will amount to 568m², which equates to approximately 70% of the overall site coverage.

6.5.2 Although the proposed glamping units would remain in place once sited, by virtue of the method of construction and anchorage to the ground, the units are removable structures and being timber will have a limited life-span. Specifically, the units are to be placed on ground screw type foundations, therefore, negating the need for additional hard landscaping to be implemented within the site boundary. Accordingly, this ensures that the pods can be removed from the site without leaving any detrimental impact upon the ground conditions, given that they will be slightly off the ground, and will not require concrete foundation. As such, the impact of the pods on the landscape in the longer term is reversible. The office/laundry structure will be permanent but given its non-residential use, its small scale and the fact that it has been constructed using the remains of an historic stone field shelter the impact on the wider landscape will be minimal. A 1.8m high stone wall would sit behind the hedgerow and therefore only glimpsed views, mainly in the winter months, will be possible.

6.5.3 Chapter 6 of Planning Policy Wales (PPW) 12 highlights that a Green Infrastructure (GI) Statement should be submitted with all planning applications and will be proportionate to the scale and nature of the development. The statement which will need to be informed by a GI assessment of the site will describe how green infrastructure will be incorporated into the proposal and how the step wise approach to protecting biodiversity, habitats and GI onsite will be managed. A step wise

approach considers what impacts may occur as a result of development activity to any identified biodiversity, habitats and green infrastructure assets and networks that may be present on or bounding a site. The approach then seeks to manage any harm that may occur by (a) avoiding (b) minimising (c) mitigation / restoration.

6.5.4 In this case a Green Infrastructure Statement (June 2024) identifies boundaries that will be retained and landscaping provision to provide enhancement. The loss of some of the grassland habitat on site will be compensated for by the retention of peripheral hedgerow and grassland areas which will be enhanced for use by commuting, foraging and hibernating great crested newts (GCN). Moreover, the proposal will also include areas for wildflower and grass lawn mix. The retained areas around the perimeter of the site, namely hedgerows and grassland, are to be managed as green corridors for the free passage of GCN around the site, and to link with the habitats both on and off the site. The proposal also seeks to enhance and retain the existing wildlife through the inclusion of bird and bat boxes around the site. This will provide a greater opportunity for a variety of bat species and birds to settle in the area.

6.5.5 The species and recommendations are suitable to provide net benefit for biodiversity. However, no details of long-term management have been provided. Planning Policy Wales requires a long-term management plan of agreed enhancement measures to ensure net benefit is delivered and it is therefore suggested that this is secured via condition should Members be minded to approve the application.

6.5.6 On the basis of the above, it is considered that the proposed development does not conflict with LDP Policies LC1, LC5 of GI1 and also meets the requirements of PPW12.

6.6 Biodiversity

6.6.1 The application is supported by an Ecological Assessment (version 2.0, Produced by David Clements Ecology, July 2021) which included desk study, preliminary ecological appraisal, roost assessment for bats, reptile surveys and great crested newt. The site is a field with areas of scrub and ruderal vegetation, bounded by hedgerows. Hedgerows are suitable for use by nesting birds. There are no buildings or trees with features suitable for bats. No reptiles were recorded during the surveys. A good population of great crested newts was recorded in a pond within 250m of the site. The site has suitable terrestrial habitat for great crested newts.

6.6.1 The application had been held in abeyance pending a solution to the riverine SAC phosphate pollution issue. Owing to the time that has elapsed since the wildlife surveys were undertaken, an update survey was requested to consider changes which have taken place on site. A letter report from David Clements Ecology (dated 30th September 2024) has been submitted providing details of an updated walkover survey carried out on 17th September 2024. The report describes changes since the initial ecological survey was undertaken, including increased ruderal vegetation growth, increased gapping in hedgerows, and lack of management of the road boundary hedge has led to an increase in height with some small trees. No further surveys for newts have been undertaken but the letter confirms that suitable terrestrial habitat is present, and due to the known presence of newts a licence would still be required for loss of terrestrial habitat.

6.6.2 The development will need to be subject to a licence from Natural Resources Wales before work can commence at the site. As a licence is required, the Local Planning Authority will need to consider the 'Three Tests' for European Protected Species. The LPA need to consider tests i and ii; test iii has been considered by NRW. The three tests have been considered in consultation with NRW / Council Biodiversity and Ecology Officers as follows:

- (i) *The derogation is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.*

The development will result in the provision of sustainable tourism accommodation which will bring economic benefits to the wider area. Additional planting and other features for wildlife will bring benefit for biodiversity.

- (ii) *There is no satisfactory alternative*

The development is necessarily site specific due to land ownership/availability.

- (iii) *The derogation is not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.*

In their original comments on the application (reference CAS-161022-T7D0, dated 11th August 2021) NRW confirmed they are satisfied with the proposed mitigation in the original report.

6.6.3 In the light of the circumstances outlined above which demonstrate that the three tests would be met, and having regard for the advice of NRW and the Council's own Biodiversity Officers, it is recommended that planning conditions are used to secure the following:

- Works shall be carried out in accordance with the mitigation described in Section 6 of the submitted report "Ecological Assessment, Wern-Y-Cwrt Raglan. Produced by David Clements Ecology, July 2021"

6.6.4 Planning Policy Wales (PPW) 12 sets out that "planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity" (para 6.4.5 refers). This policy and subsequent policies in Chapter 6 of PPW 12 respond to the Section 6 Duty of the Environment (Wales) Act 2016.

6.6.6 The Green Infrastructure Statement (dated June 2024) identifies boundaries that will be retained and landscaping provision to provide enhancement. The species and recommendations referred to in Section 6.5 are suitable to provide net benefit for biodiversity subject to a condition requiring a suitable long-term management plan.

6.6.7 In terms of foul drainage, under the Habitats Regulations, where a plan or project is likely to have a significant effect on a European site, either alone or in combination with other plans or projects, and where it is not directly connected with or necessary to the management of the site previously (designated pursuant to EU retained law) the competent authority must carry out an appropriate assessment of the implication of the plan or project in view of the site's conservation objectives. Natural Resources Wales has set new phosphate standards for the river SACs in Wales. Any proposed development within the SAC catchments that might increase the amount of phosphate within the catchment could lead to additional damaging effects to the SAC features and therefore such proposals must be screened through a Habitats Regulations Assessment to determine whether they are likely to have a significant effect on the SAC condition.

6.6.8 This application has been screened in accordance with NRW's advice for planning applications within the river Special Areas of Conservation (SACs) catchments (updated July 2023) and it is considered that this development is unlikely to increase phosphate inputs as it falls within the following criterion in the interim advice: Private sewage treatment systems discharging domestic wastewater to ground built to the relevant British Standard. The proposal will generate foul water that will be treated in a treatment plant suitable for the number of units and discharge to a drainage field in the corner of the site. NRW have confirmed they are satisfied with the proposed location and size of the proposed drainage field. A Habitats Regulations Assessment of the proposal has been undertaken by MCC as the Competent Authority. The HRA concludes that the proposed drainage will not adversely affect the integrity of the River Usk SAC. In accordance with the Habitat Regulations, NRW were consulted on the HRA and confirmed in comments dated 5th December 2024 (reference CAS-268725-S0L7) that they agreed with the outcome. The drainage plans have been included on the list of approved plans should Members be minded to grant consent. Any discharge will in any case also require an Exemption Permit from NRW.

6.7 Surface Water Drainage

6.7.1 The proposed development will provide the site with a new sustainable surface water drainage system that will incorporate SuDS features providing a solution that will intercept and treat surface water runoff. The SuDS components considered suitable for this site comprise planted rain gardens, which will provide improvements to water quality, amenity and biodiversity within the site.

6.7.2 The Council's SAB team have confirmed that the applicant has now demonstrated that soils are sufficiently permeable to allow discharge to the ground (infiltration) and therefore no longer have an objection to the proposed scheme. A proposed surface water drainage plan has been included in the SAB application. This appears to be in general accordance with the principals of SuDS design. Detailed assessment of this system will be undertaken during the SuDS approval process.

6.8 Response to the Representations of Third Parties and/or Community Council

6.8.1 There is a presumption against new built development in the open countryside, unless justified under national planning policy and/or LDP policies including T2 (Tourism). The scale of the development has been reduced since the application was originally submitted and it is now considered that three smaller single-storey removable timber units meet the requirements of the definition of 'Sustainable Tourism' within the Adopted Sustainable Tourism SPG.

6.8.2 The location and design of the proposed access has been developed in consultation with the Council's Highway Engineers who have advised that the access would not have an adverse impact on highway safety. A condition to ensure the hedge is maintained to no more than 900mm in height is recommended to be applied to maintain the required visibility splay.

6.8.3 Any consent would include a condition restricting the use of the units for holiday let purposes. Any future application to remove the conditions to enable the units to be used as permanent dwellings is likely to be refused based on current LDP policies by virtue of the scale of the units, their temporary nature and a general presumption against new residential development in the open countryside. The granting of consent for this development would not prejudice any future applications for sustainable tourism development in the area that would be determined on their own merits.

6.8.4 The point raised by the local Community Council in relation to the colour of the flues is noted and it is agreed that they should be painted matt black. This can be conditioned should Members be minded to approve the application.

6.9 Well-Being of Future Generations (Wales) Act 2015

6.9.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.10 Conclusion

6.10.1 The principle of developing the site for tourism is supported by both national and local planning policies. The glamping pods would provide a valuable tourism asset and attraction for the area, promoting tourism in a sustainable way.

6.10.2 The design of the proposed units has been carefully considered to ensure that the development would have a minimal impact upon the character of the rural setting.

6.10.3 The proposed units would be temporarily sited and well-screened from views of the wider surroundings as a result of the mature hedgerows at the site boundaries. As well as this, the units will be finished using natural materials of a darker recessive colour, minimising the visual impact of the development.

6.10.4 The location is relatively sustainable, being located in close proximity to a series of Public Rights of Way, Cycle Routes and bus links.

7.0 RECOMMENDATION: APPROVE

Conditions:

5 YEARS

1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

APPROVED PLANS

2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

ECOLOGICAL MITIGATION COMPLIANCE

3 Works shall be carried out in accordance with the mitigation described in Section 6 of the submitted report "Ecological Assessment, Wern-Y-Cwrt Raglan. Produced by David Clements Ecology, July 2021" The mitigation shall be implemented in full and any subsequent amendments provided to the Local Planning Authority for record and enforcement purposes.

REASON: To safeguard species protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

GI MANAGEMENT PLAN

4 No development shall take place until a Green Infrastructure Long-term Management Plan has been submitted to and approved in writing by the local planning authority. The content of the plan shall be based upon the landscape and features described in the submitted reports "Green Infrastructure Statement. Land at Wern-Y-Cwrt, Raglan. Produced by Geraint John Planning, dated June 2024" and "Ecological Assessment, Wern-Y-Cwrt Raglan. Produced by David Clements Ecology, July 2021". The Management Plan shall include a timetable of implementation and details of the body or organisation responsible for implementation. The Management Plan shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To provide net benefit in accordance with LDP policies NE1 and GI1, Planning Policy Wales (Edition 12) and Section 7 of the Environment (Wales) Act 2016.

LANDSCAPING DETAILS

5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development. The plan shall also include detailed new planting specifications

REASON: To safeguard the landscape amenities of the area and to ensure compliance with LDP Policy GI1.

PLANTING SEASON

6 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To safeguard the landscape amenities of the area and to ensure compliance with LDP Policy GI1.

PD RIGHTS LIGHTING

7 Notwithstanding the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no lighting or lighting fixtures shall be installed within the site until an appropriate lighting scheme has been submitted to the Local Planning Authority and approved in writing. The strategy shall include:

- a) lighting type, positioning and specification; and
- b) measures to minimise light spill from glazed areas.

The strategy must demonstrate that potential flightlines are not illuminated. The scheme shall be agreed in writing with the Local Planning Authority before any lighting is installed and implemented in full.

REASON: To safeguard local amenity and foraging/commuting habitat of Species of Conservation Concern in accordance with LDP policies DES1, NE1 and EP3.

FLUES

8 All flues shall be painted in a matt colour to match the timber cladding and remain as such in perpetuity.

REASON: To ensure a satisfactory form of development takes place and to ensure compliance with LDP Policy DES1.

RETENTION OF PODS

9 None of the glamping pods hereby permitted shall be replaced by any other structure(s) or glamping accommodation differing from the approved details, unless and until details of the size, design and colour of such replacements have first been approved in writing by the Local Planning Authority.

REASON: To ensure compliance with the approved plans, for the avoidance of doubt and to safeguard the amenities of the area.

HOLIDAY LETS ONLY

10 The glamping site shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence or by any persons exceeding a period of 28 days in any calendar year. The glamping site shall remain as holiday accommodation in perpetuity.

REASON: To ensure the glamping site is occupied as holiday accommodation only.

The glamping site is unsuitable for general residential accommodation because of its temporary nature and its location in the open countryside, and the policy support for glamping is due to the economic benefits secured.

REGISTER

11 An up to date register containing details of the names, main home address, dates of arrival and departure of occupants using the glamping site shall be made available for inspection by the Local Planning Authority upon request.

REASON: To ensure the glamping site is occupied as holiday accommodation only.

The glamping site is unsuitable for general residential accommodation because of its temporary nature and its location in the open countryside, and the policy support for glamping is due to the economic benefits secured.

MAXIMUM NUMBER PODS

12 There shall be no more than 3 glamping pods on the site at any one time.

REASON: To safeguard the landscape amenities of the area and to ensure compliance with the approved plans.

TREES AND HEDGES

13 Existing trees and hedges shall be retained and additional planting provided as detailed in "Green Infrastructure Statement. Land at Wern-Y-Cwrt, Raglan, produced by Geraint John

Planning, dated June 2024". Ecological Enhancements shall be provided as described in of the submitted report "Ecological Assessment, Wern-Y-Cwrt Raglan. Produced by David Clements Ecology, July 2021". The enhancements shall be implemented in full and shall be retained in perpetuity.

REASON: To provide net benefit in accordance with LDP Policy NE1, Planning Policy Wales and Section 7.

HEDGE MANAGEMENT

14 The hedge across the frontage of the site with Groesonen Road shall be maintained at a height of no more than 900mm.

Reason: to ensure adequate visibility at the site entrance in the interests of highway safety and to accord with Policy MV1 of the LDP.

INFORMATIVES

1 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

2 The Applicant should be aware that they will also need to demonstrate that the proposal would not pose an unacceptable risk to the water environment. Welsh Government Circular 008/2018 advises that a full and detailed consideration be given to the environmental criteria listed under paragraph 2.6 of the Circular, in order to justify the use of private sewerage.

We advise the Applicant to contact our Permitting Team on 0300 065 3000 at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant should ensure that they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

3 Warning: An European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

Application Number: DM/2024/01188

Proposal: Mixed use development comprising shop extension to accommodate a new entrance and rear storeroom area; flatted development comprising 3 no. flats and associated development thereto following the demolition of dormer bungalow

Address: 7-9 Main Road, Portskewett, NP26 5SG

Applicant: Mr and Mrs Singh

Plans: Floor Plans - Existing 2112-01 - , All Existing Plans 2112-02 - , All Proposed Plans 2112-03C - , All Proposed Plans 2112-04B - , Site Plan 2112-05A - , All Existing Plans 2112-06 - , All Existing Plans 2112-07 - , All Proposed Plans 2112-08

RECOMMENDATION: Approve subject to s.106 agreement

Case Officer: Ms Kate Young
Date Valid: 10.10.2024

This application is presented to Planning Committee due to the number of objections received from local residents

1.0 APPLICATION DETAILS

1.1 Site Description

The site currently comprises a single-storey, brick built grocery store and detached dormer bungalow containing four bedrooms. There are three off street parking spaces in front of the dwelling but no off-street parking for customers or deliveries to the store. The site is located within the Portskewett Development Boundary.

The western part of the site lies within a Zone C1 flood zone of the Development Advice Maps (DAM) as referenced by Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The [more recent] Flood Map for Planning identifies the application site to be at risk of flooding and falling within Zone 3 (Sea). The site is located within the Gwent Levels Archaeologically Sensitive Area.

1.2 Proposal Description

This full application seeks the demolition of the bungalow and its replacement with an attached two-storey unit, providing a first floor extension over the shop and a small extension to the front and rear of the shop of approximately 11m². In total, 3no. one-bedroom flats would be provided on the site. A communal garden will be incorporated to the rear of the building, including laundry drying area. Cycle and bin storage areas are provided to the rear. The three parking spaces to the front will be retained.

The application is accompanied by a full set of drawings and:

Bat Survey Report
Transport Note
Planning Statement
Flood Consequences Assessment
Surface Water Drainage Assessment
GI Statement

2.0 RELEVANT PLANNING HISTOREY (if any)

Reference Number	Description	Decision	Decision Date
DM/2024/01188	Mixed use development comprising shop extension to accommodate a new entrance and rear storeroom area; flatted development comprising 3 no. flats and associated development thereto following the demolition of dormer bungalow.	Pending Determination	

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 LDP The Spatial Distribution of New Housing Provision
S4 LDP Affordable Housing Provision
S5 LDP Community and Recreation Facilities
S6 LDP Retail Hierarchy
S12 LDP Efficient Resource Use and Flood Risk
S13 LDP Landscape, Green Infrastructure and the Natural Environment
S16 LDP Transport
S17 LDP Place Making and Design

Development Management Policies

H1 LDP Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements
H9 LDP Flat Conversions
SD3 LDP Flood Risk
SD4 LDP Sustainable Drainage
GI1 LDP Green Infrastructure
NE1 LDP Nature Conservation and Development
EP1 LDP Amenity and Environmental Protection
MV1 LDP Proposed Developments and Highway Considerations
DES1 LDP General Design Considerations

Supplementary Planning Guidance

Infill Development SPG November 2019:

[https://www.monmouthshire.gov.uk/app/uploads/2020/02/Appendix-2-Infill\[1\]Development-SPG-Latest-Version-for-Final-Adoption-2020-Dave-adjustments\[1\]00000002.pdf](https://www.monmouthshire.gov.uk/app/uploads/2020/02/Appendix-2-Infill[1]Development-SPG-Latest-Version-for-Final-Adoption-2020-Dave-adjustments[1]00000002.pdf)

Monmouthshire Parking Standards (January 2013)

[http://www.monmouthshire.gov.uk/app/uploads/2015/07/Mon-CC-Parking\[1\]Standards-SPG-Jan-2013.pdf](http://www.monmouthshire.gov.uk/app/uploads/2015/07/Mon-CC-Parking[1]Standards-SPG-Jan-2013.pdf)

Technical Advice Notes

4.0 NATIONAL PLANNING POLICY

5.0 REPRESENTATIONS

5.1 Consultation Replies

Portskewett Community Council – Provided the following comments:

While the Council supports the shop extension, as the shop provides a vital service to the community, the concerns relating to parking access for the proposed flats require careful consideration.

Insufficient parking.

Vehicles park on the road reducing visibility and is a danger to road users, many complaints have been received.

Additional hazards from the close proximity of the junction with Sudbrook Road, the entrance to King Harold's View.

The double yellow lines at the entrance to King Harold's View are frequently ignored by drivers.

General pedestrian safety in this area has been a concern for a number of years especially as it is close to the primary school.

The current traffic problems would be moved nearer to the pedestrian crossing by the Village.

Green and nearer to the Sudbrook Road junction, causing more concerns for safety.

MCC Highways - No objection

Natural Resources Wales (NRW) - No objection

Dwr Cymru - Welsh Water - No objection subject to conditions.

The site lies within the catchment of Nash WwTW and we can confirm that hydraulic capacity exists to accommodate foul flows from this development site.

Lead Local Flood Authority and SuDS Approval Body -

The proposed works will require SAB approval, the application has now demonstrated a means of surface water discharge.

No objection based on flood risk to the site and request a conditions

Heneb - No objection in respect of archaeological issues.

MCC Active Travel - Concerns have been identified.

The proposal should detail how the effect of any increase in traffic to the site by car will be mitigated.

In addition to the residential cycle parking, we would request a minimum of one short-stay customer cycle parking stand.

MCC Ecology - No objection.

5.2 Neighbour Notification

Letters of objection received from 7 addresses.

This part of Main Road is very congested and is already dangerous to motorists, cyclists and pedestrians.

Vehicles mount the pavement.

Parked cars and lorries make it very difficult to cross Main Road.

The proposed development will reduce parking significantly and further congest the area.

Dangerous parking outside the Premier shop is a daily occurrence.

Congestion and traffic fumes already a big problem caused by users of the shop.

Shop delivery drivers in very large trucks behave in an anti-social manner.

The Road is also too narrow to accommodate this extra road parking and will also be dangerous for pedestrians, especially school children who rely on unrestricted vision when using the zebra crossing.

The true picture of the chaotic, often dangerous, customer parking situation especially at peak times, has not been correctly represented in the traffic report.

Road markings need to be repainted.

The road is not wide enough for passing vehicles or emergency services.

Illegal parking will become worse unless it's manned or cameras are installed with penalties issued for offenders.

No space for delivery vehicles.

Supporting comment:

The shop upgrade is welcomed.

5.3 Local Member Representations

None.

Please note all representations can be read in full on the Council's website:

<https://planningonline.monmouthshire.gov.uk/online-applications/?lang=EN>

6.0 EVALUATION

6.1 Principle of Development

With regards to the principle of new residential accommodation, the site is located within the Portskewett Development Boundary. Policy S1 of the LDP says that the main focus for new housing development is within main towns and the Severnside sub-region; Portskewett is allocated within the Severnside Region. Policy H1 of the LDP supports new residential development within development boundaries, subject to detailed planning considerations. Policy S9 allows for the conversion of properties into flats within development boundaries subject to detailed considerations. The principle of new residential development in this location is acceptable in policy terms but this is subject to detailed planning considerations. PPW12 recognises the need to provide sufficient housing in an area to meet housing need. PPW states that proposals for housing on infill and windfall sites within settlements should be supported where they accord with the national sustainable placemaking outcomes.

With regards to the alteration of the existing shop, Policy S5 of the LDP supports development proposals that provide and/or enhance community facilities within or adjoining town and village development boundaries subject to detailed planning considerations. Policy S6 identifies a Retail Hierarchy for the County but Portskewett does not feature in this. Policy CRF1 seeks the retention of existing community facilities such as village shops. Policy RET4 refers to 'New Retail Proposals' and says these should be focused towards Central Shopping Areas and Neighbourhood Centres, although this site is not in either of those designations. The proposal is not seeking a new retail unit - rather it is looking for a small increase in the size of the shop by providing a new entrance. The increase in floor area will be 11 m². It also seeks a replacement storage area to the rear. The retention (and enhancement) of a community facility complies with policy objectives.

6.2 Sustainability

The LDP and PPW encourage sustainable development. This site is in a sustainable location and the occupiers of the flats will be able to walk to the shop and the primary school in Portskewett and the facilities within Caldicot Town Centre are within easy cycling distance along the new cycle path or accessible via public transport. The proposal would accord with a key objective of PPW by providing residential accommodation in a sustainable location.

6.3 Place Making/Good Design

The proposal must be evaluated against the advice provided in the Supplementary Planning Guidance relating to Infill Development which states that the proposed development must respect the scale, form and massing of existing development in the area. This area of Portskewett is characterised by two-storey dwellings with the exception of the small scale retail unit immediately to the west of the application site. The slight increase in the height of the shop and residential units would continue the rhythm of the street scene. There is no policy reason why the residential accommodation cannot be linked to the retail element. The replacement of the residential bungalow that currently features large flat-roofed dormers, by a two-storey element can be seen as an improvement in visual terms. The increase in the overall height of the building would be less than 1.2 metres. The development would have a slate roof and the walls would be finished in render with brick detailing. These materials are considered appropriate in this location. The form, scale and massing of the development are acceptable and the proposal will respect the character of the area and the surrounding properties, therefore according with the objectives of Policy DES1 of the LDP, which requires that all development to be of a high quality, sustainable design and respect the local character and distinctiveness.

6.4 Biodiversity/Green Infrastructure

Designated Sites and Habitats

There are no designated sites for nature conservation in immediate proximity to the proposals and no habitats of ecological value will be impacted.

Protected and Notable Species

The Bat Survey Report Issue 1, Version A (BE Ecological Ltd, September 2024) is welcomed. The report details the findings of a Preliminary Bat Roost Assessment and single emergence survey completed in accordance with best practice guidance. No evidence of roosting bats and very low levels of activity by common pipistrelle were recorded. The methodology in Section 6 does not need to be secured by condition given proportionality based on the survey findings. However, an informative is recommended reminding the applicant of their legal duties (which apply independently of the planning process) should roosting bats or nesting birds be unexpectedly found during works.

Net Benefit for Biodiversity

Planning Policy Wales (PPW) 12 sets out that "planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity" (para 6.4.5 refers). This policy and subsequent policies in Chapter 6 of PPW 12 respond to the Section 6 Duty of the Environment (Wales) Act 2016.

The Planning, Design and Access Statement sets out the proposed enhancements of bird boxes on the east and west elevations and the rear retaining wall, as well as native planting beds. The locations of these features are shown on Drawing 2112/04B.

Appendix B of the Bat Survey report also provides the following exact specification:

A Schwegler 2GR, 1B Schwegler Nest Box or a suitable equivalent will be integrated on the north west and south east elevation. The boxes will be installed at least 3m from ground level.

This is sufficient to secure net benefit for biodiversity and implementation will need to be secured by condition.

6.5 Impact on Amenity

Policy EP1 of the LDP refers to Amenity and Environmental Protection and sets out that all development, should have regard to the privacy, amenity and health of occupiers of neighbouring properties. Immediately to the north of this site is the residential property 32 King Harold View which has its rear elevation facing into the application site. No 32 is set at a higher level than the

proposed development and is set at a slight angle so is not directly looking towards the application site, but it is close to the common boundary. There is a retaining wall and fence between the two properties. The proposal contains no windows on the rear elevation of the shop but does contain two ground floor windows on the rear elevation of the flats. These serve a kitchen and sitting room. Because these windows are set below the height of the retaining wall they would not result in a significant level of overlooking, despite their close proximity to the common boundary. There are also four rooflights on the rear elevation serving habitable rooms and they face towards the rear elevation of no 32. These rooflights are set a minimum of 1.7m above the floor area; this complies with the minimum standard to ensure that there are no unacceptable levels of overlooking. The increase in height of the residential element is approximately 1.2 metres. This increase in height will not significantly affect the outlook for existing residents. The increase in the height over the shop is approximately 1.6 metres. The shop element faces towards the side elevation of number 32 so will not result in a loss of outlook or loss of privacy.

The proposal does not affect any other residential properties. The scale and nature of the proposed development is not considered to result in any unacceptable impact upon the living conditions of neighbouring occupiers and therefore accords with policies EP1 and DES1 of the LDP.

6.6 Highways

The existing site conditions comprise a well-established village shop which has operated for many years together with a four-bedroom dormer bungalow next door. There is an existing off-street car parking area directly in front of the dormer bungalow which can accommodate three vehicles. The existing arrangement meets the requirements of the MCC Car parking Standards i.e. one car parking space to be provided per bedroom per dwelling with a maximum of three car parking spaces per dwelling.

The application site is served directly off Main Road, Portskewett which is a classified public highway. The posted speed limit is 20mph. The section of Main Road directly outside of the site and extending approximately 45m west is subject to regular on-street parking due to lack of off-street car parking provision for existing residents and customers of the shop. There has been much public concern regarding on-street parking relating to customers of the shop, particularly in and around the junction of King Harold's View, which has restricted entry and exit at the junction. In response to this ongoing issue, the Highway Authority implemented no waiting double yellow lines at the junction to prohibit parking and ease congestion at the junction. The Highway Authority acknowledges the concerns raised by local residents/consultees in respect of the current application in that it is perceived that the proposed development will exacerbate the current situation with regards to on-street parking stress in the immediate area. However, considering the application on its individual merit, there are no highway grounds to substantiate an objection on highway safety grounds considering that the site and use of the adjacent highway is historic and there will be no substantial material change to the current operation and use of the shop and adjacent public highway. The reasons are as follows:

The shop element of the application comprises an extension to the shop frontage and storeroom extension to the rear. The proposed extensions are contained within the application site perimeter and do not extend onto the adjacent public highway, therefore there are no grounds to object to this proposal.

The proposed redevelopment of the existing four-bedroom dormer bungalow comprises 3no. one-bedroom flats. The existing car parking area (three car parking spaces) directly in front of the dormer bungalow is being retained for the proposed 3no. flats. As stated above the MCC Parking Standards specifies one car parking space to be provided per bedroom per dwelling with a maximum of three car parking spaces per dwelling. 1no. car parking space is being reserved for each one-bedroom flat and thus meets the MCC Car Parking Standards.

In light of the above, Highways are of the opinion that there will be no substantial material change in terms of the parking arrangements between the existing and proposed redevelopment of the site and due to its historic use it would not be reasonable to sustain an objection to the application on highway safety grounds.

6.7 Flooding

The planning application proposes mixed use development including highly vulnerable development (residential). The NRW Flood Risk Map confirms the site to be within Zone C1 of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zones 2 and 3 - Sea.

The planning application would result in the retention of and additional highly vulnerable development (residential), and the retention of less vulnerable development (retail). The proposal includes a self-contained flat at ground floor and two flats at first floor. The occupiers of the ground floor self-contained flat would not have access to the upper floor.

The proposal would result in a potential intensification of use and may create more pressure on emergency services should evacuation be required.

A Flood Consequence Assessment (FCA) has been submitted to support the application. NRW have reviewed the supporting FCA. The FCA indicates that during the 1 in 200 year plus climate change flood event, 2124, the site will experience a flood depth of 0.16m on the western boundary of the site. The FCA states that the buildings are located within the centre and the east of the site where ground levels are higher and that the finished floor levels for the buildings are higher again and that it is likely the building will not be flooded internally during this flood event. As such this element of the development will comply with A1.14 of TAN 15.

The FCA indicates that during the 1 in 1000 year plus climate change event, 2124, the site will experience a water depth of 0.67m on the western boundary of the site. The FCA states that buildings are located within the centre and the east of the site where ground levels are higher and that the finished floor levels for the buildings are higher again and that it is likely the building will flood to a depth of less than 600mm during this flood event. As such this element of the development would comply with A1.15 of TAN 15.

The FCA indicates that the proposed building will have a similar footprint to the existing building and as a result compensatory flood storage is not required and there will be no considerable impact on flood risk elsewhere given that the source of flooding is tidal. In addition, the overall direction of movement will be maintained within the development and surrounding area and the conveyance routes will not be blocked or obstructed.

NRW agree with the information submitted. In summary, the FCA indicates the built element of the proposals are stated as being flood free during the extreme events given that they are located on higher ground levels already. There is flooding to parts of the site within the red line application boundary but this is the same as the existing risk to the development.

Based on the information within the FCA, NRW advise that the built residential development is flood free in the 1 in 100 and 1 in 1000 year plus climate change flood events and has no impact on flood risk elsewhere. In addition, NRW consider there is no change in the vulnerability use at the ground floor level and as such they have no objection to the proposed development.

The Lead Local Flood Authority says that their database of previous flood events records surface water flooding in close proximity to the site, but this is on the main road below the level of the site and does not record any drainage or flood assets in close proximity to the site; therefore they raise no objection based on flood risk to the site however they do request a condition relating to finished floor levels.

Paragraph 6.2 of TAN 15 sets out the tests that must be applied for developments in flood zones. This states: "New development should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue. In zone C the tests outlined in sections 6 and 7 will be applied, recognising, however, that highly vulnerable development and Emergency Services in zone C2 should not be permitted. All other new development should only be permitted within zones C1 and C2 if determined by the planning authority to be justified in that location. Development, including transport infrastructure, will only be justified if it can be demonstrated that:

- i) Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement; or,
- ii) Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;
- iii) It concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2.1); and
- iv) The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

The site is located within a C1 flood zone (and not a C2), which is an area of flooding with flood defences. The site is located within an existing village surrounded by other residential and commercial properties. The proposal will provide much needed one-bedroomed flats for which there is considerable demand in a sustainable location which complies with the Council's objectives. The proposal will provide employment opportunities during the construction phase and ensure the long-term security of the shop which provided employment. The site is not greenfield land but has been previously developed. NRW have confirmed that the submitted FCA shows that the risks and consequences of flooding could be managed to an acceptable level.

For these reasons it is considered that the proposal complies with all the tests set out in paragraph 6.2 of TAN 15 for highly vulnerable development within a C1 Flood zone.

6.8 Active Travel

MCC Active Travel have expressed concerns and have asked that the proposal should detail how the effect of any increase in traffic to the site by car will be mitigated. As explained above, the increase in floor area of the shop is very small and as such there would be minimal increase in traffic movement as a result of this proposal.

6.9 Affordable Housing

There is a requirement for a financial contribution for the off-site provision of affordable housing under Policy S4 of the LDP. This would follow the formula in the Council's adopted SPG:

Internal Floor Area (m²) x £80/m² x 58%

i.e. (51 + 57 = 108) x £80 x 0.58 = £5,011.20.

The agent has confirmed that the applicant is willing to provide this financial contribution.

6.10 Response to the Representations of Third Parties and/or Community Council

Portskewett Community Council support the extension to the shop but they and local residents are concerned regarding the existing and ongoing parking issues in the area. The shop at present has no parking provision for customers or delivery vehicles but this is an existing situation and will not be exacerbated by the small increase proposed in the shop's floor area by the provision of a front porch. There will be no substantial material change to the current operation and use of the shop and thus, the Highway Authority offers no objection to the scheme.

The MCC Parking Standards specifies one car parking space to be provided per one-bedroomed flat. In this case three car parking spaces are being provided, one allocated to each flat and therefore the proposal meets the adopted standards. The status quo is maintained. The Highway Authority is of the opinion that there will be no substantial material change in terms of the parking arrangements in respect of the existing situation and the proposed redevelopment.

6.11 Well-Being of Future Generations (Wales) Act 2015

The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this

recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.12 Conclusion

The site is located within the Portskewett Development Boundary. Policy H1 of the LDP provides that within development boundaries in the Severnside Settlements, new build residential development, redevelopment or the subdivision of larger dwellings will be permitted, subject to detailed planning considerations. Therefore the principle of converting and extending the existing residential dwelling into three self-contained flats in this location is acceptable in policy terms. The proposal accords with a key objective of PPW12 providing residential accommodation in a sustainable location. Despite the slight increase in the height of the buildings and the new windows on the rear elevation adequate levels of outlook and privacy are maintained in accordance with policies EP1 and DES1 of the LDP.

The slight increase in the floor area of the shop, 11m², will not result in more people using the shop and will not generate more vehicular movements. The proposal accords with the adopted parking standards by providing one space per one-bedroom flat. The Highway Authority agree that there will be no substantial material change in terms of the parking arrangements between the existing and proposed redevelopment.

NRW are satisfied that the risks of flooding can be satisfactorily managed.

The wildlife survey found no evidence of roosting bats within the site and the bird boxes and natural planting will provide an overall net benefit for biodiversity in accordance with LDP Policy NE1.

In conclusion, the application is considered to be policy compliant in all respects and is presented to Committee Members with a recommendation for approval.

7.0 RECOMMENDATION: APPROVE subject to a s106 agreement:

S106 agreement Heads of Terms

A financial contribution for the off-site provision of affordable housing under Policy S4 of the LDP equating to £5,011.20

Conditions

1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

3 Prior to the construction of the buildings hereby approved details of the materials to be used in the construction of the external surfaces of the buildings shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained as such in perpetuity.

REASON: To ensure a satisfactory form of development takes place and to ensure compliance with LDP Policy DES1.

4 Net Benefit for Biodiversity

All works shall proceed in accordance with proposed measures to benefit biodiversity as shown on Drawing 2112/04B and detailed in the Planning, Design and Access Statement (AJ Planning and Development, September 2024) and Appendix B of the Bat Survey report (BE Ecological Ltd, September 2024).

REASON: To provide biodiversity net benefit and ensure compliance with PPW 12, the Environment (Wales) Act 2016 and LDP policy NE1.

5 No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

REASON: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

6 No finished floor levels are to be below the 1000 year Coastal Flood Level of 11.16mAoD.

REASON: To prevent projected flood waters entering the property in flood events.

7 Any openings below 11.5mAoD must be protected by passive Property Flood Resilience Measures in accordance with the British Standards.

REASON: To prevent any openings allowing flood water into the property.

8 No development shall commence until details of a scheme for the disposal of surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the development being brought into beneficial use and retained in perpetuity.

REASON: To ensure the suitable disposal of surface water in accordance with policy SD4 of the LDP

INFORMATIVES

The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

Bats and Nesting Birds

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage, or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. British bat species are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). This includes individual bats and their roosts. If bats or their roosts are unexpectedly found during the course of works, all works must cease and a suitably qualified ecologist and Natural Resources Wales contacted for advice.

Application Number: DM/2025/00043

Proposal: Rear single storey extension and conversion of semi-detached house to 3 No. one-bedroom flats

Address: 9 St Mary's Crescent, Rogiet, Monmouthshire, NP26 3TB

Applicant: Mrs Helen Brown

Plans: All Existing Plans 2419 20-100 - , All Proposed Plans 2419 20-200 - , All Existing Plans 2419 90-102 - , Block Plan 2419 90-202 - , Location Plan 2419 90-100 - , Green Infrastructure Appraisal/Statement - , Other Planning Statement

RECOMMENDATION: Approve subject to a s106 agreement

Case Officer: Ms Kate Young
Date Valid: 15.01.2025

This application is presented to Planning Committee due to the number of unresolved objections received from local residents and the Community Council and the Local Member

1.0 APPLICATION DETAILS

1.1 Site Description

The application related to a two storey, semi-detached dwelling that is finished in sparred render. There is a single attached garage which had a flat roof and a driveway in front. The front garden is unenclosed and laid to lawn. The property comprises, kitchen, living room and garage on the ground floor with three bedrooms and a bathroom on the first floor. The house has been leased to Monmouthshire County Council for the last 15 years and has been used as emergency housing. The site is located within the Rogiet Development Boundary and an Archaeologically Sensitive Area.

The site is surrounded by residential properties and there is a row of domestic garages on the opposite side of the road.

1.2 Proposal Description

This full planning application seeks the erection of a single storey extension to the rear of the building, measuring 7m x 3.5m and the subdivision of the property into three, one-bedroom flats. One of the flats would occupy the first floor, one would occupy the ground floor plus half of the rear extension and the third flat would occupy the garage and the other half of the rear extension. Due to the poor structural state of the garage, it would need to be rebuilt. Two lantern lights would be installed on the flat roof of the garage and two installed on the rear extension. The porch on the front of the property would be replaced by a new porch of similar size. The size of the parking area to the front of the property would be increased and there would be hedge planting along the rear boundary and in the front garden.

The application is supported by the following documents:
Green infrastructure Statement
Planning Statement
Bats in Buildings Part A1.

2.0 RELEVANT PLANNING HISTOREY (if any)

Reference Number	Description	Decision	Decision Date
DM/2025/00043	Rear single storey extension and conversion of semi-detached house to 3 No. 1 bed flats	Pending Determination	
DC/1979/00750	Erect A Front Porch APP_TYP 01 = Full DEV_TYP 05 = Alteration MAP_REF = 345821187689	Permitted Development	11.07.1979

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 LDP The Spatial Distribution of New Housing Provision
S4 LDP Affordable Housing Provision
S13 LDP Landscape, Green Infrastructure and the Natural Environment
S16 LDP Transport
S17 LDP Place Making and Design

Development Management Policies

H1 LDP Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements
GI1 LDP Green Infrastructure
NE1 LDP Nature Conservation and Development
EP1 LDP Amenity and Environmental Protection
MV1 LDP Proposed Developments and Highway Considerations
DES1 LDP General Design Considerations

Supplementary Planning Guidance

Affordable Housing SPG July 2019:

<https://www.monmouthshire.gov.uk/app/uploads/2019/09/Final-Adopted-SPG-July-2019.pdf>

Infill Development SPG November 2019:

<https://www.monmouthshire.gov.uk/app/uploads/2020/02/Appendix-2-Infill-Development-SPG-Latest-Version-for-Final-Adoption-2020-Dave-adjustments-00000002.pdf>

Domestic Garages SPG (January 2013):

<http://www.monmouthshire.gov.uk/app/uploads/2015/07/Domestic-Garage-SPG-Jan-2013.pdf>

Monmouthshire Parking Standards (January 2013)

<http://www.monmouthshire.gov.uk/app/uploads/2015/07/Mon-CC-Parking-Standards-SPG-Jan-2013.pdf>

4.0 NATIONAL PLANNING POLICY

Future Wales - the national plan 2040

Future Wales is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales - the national plan 2040 is the national

development framework and it is the highest tier plan, setting the direction for development in Wales to 2040. It is a framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.

Planning Policy Wales (PPW) Edition 12

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

A well-functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Rogiet Community Council – Objects.

The reasons are for the concerns of the residents, the lack of parking and the surface water drainage.

MCC Highways - No objection.

The road outside is not recorded as part of the public highway, however it joins onto the unclassified C292.8.

Under the MCC Local Parking Standards, a three-bedroom dwelling and three single-bedroom flats require the same level of parking provision. Therefore, the proposal represents no change in the site's requirements. The proposal represents no significant change in terms of trip generation. It is not entirely clear how much parking provision the site currently provides and whether a garage and space are available, however we welcome the widening of the driveway as an improvement. As the road here is not recorded as part of the public highway, it is the applicant's responsibility to seek the permission of the landowner to alter the footway and access.

Sustainable Drainage Approval Body - SuDS approval is not required.

Dwr Cymru - Welsh Water - No objection.

The application appears to rely on existing sewer connections and no new connections are to be made with the public sewerage system. Nonetheless, for the avoidance of doubt, we would request the imposition of a condition ensuring that no surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

5.2 Neighbour Notification

Letters of objection from eight addresses:

St Mary's Crescent is a private road with already limited parking spaces and in a poor state of repair.

Increase in cars.

Noise pollution is a concern, especially since we have young children and elderly residents in the area.

Over-development of then site.

Reduction in quality of life.

Three car parking spaces is unachievable and cars would overhang the pavement.

Parking in the street is limited as people using the train station often park in the area.

Increase in sewerage and drainage.

Access and egress for emergency vehicles.
 Who is paying for the refurbishment?
 Should look to develop other land in the applicant's ownership.
 Construction traffic would cause damage to property and vehicles.
 Possible flooding due to the loss of surface water drainage.
 The lack of allocated parking would also cause an issue for bin lorries and emergency vehicles.
 It is possible that six residents could occupy these apartments.
 Does the current sewerage system have capacity for such an increase in discharge?
 The lanterns will be visible from the road on the garage conversion and are out of character with other properties in the street.
 Approval of this application could set a poor precedent for future applications of this nature.
 Converting this house to flats would involve overcrowding.
 The garage is not a substantial building and is not suitable for human habitation.
 Object to the stress that this application will bring to elderly people and would be a contravention of their Human Rights to a quiet and peaceful life.
 Decrease in value to properties in the area.
 Safety concerns.
 Limited daylight to neighbour's back garden.
 Living room will be next to neighbour's bedroom.
 Lack of amenities in the village.
 Will have an effect on future planning applications which could affect the fabric and infrastructure of the area.
 May restrict access to the garages opposite.

Local Member Representations

Councillor Strong - provided the following comments:

As County Councillor for Rogiet, I wish to place a formal objection to this application. It is accepted that there is a high demand for one bedroom properties for emergency housing. However, the need for additional properties is falling as MCC is pushing ahead with other alternatives to the current hotel provision. I note that the property is already being used by MCC for emergency accommodation and is currently occupied by a family who will presumably need to be rehoused.

The property is leased to MCC by the owner and the application is being made on behalf of the owner rather than by MCC. It is not stated how long the lease has to run and what happens once the lease has expired. The owner will then be free to rent the flats on the open market, creating, in effect a house of multiple occupation with the potential difficulties that arise from such properties. Parking; although regulations state that three one-bedroom flats don't require a greater allocation than a single three-bedroom house, the reality is that the former are likely to generate more parking need than the latter. A single family in emergency accommodation is less likely to have more than one car than the occupants of three separate one-bedroom flats. There is already inadequate parking space in that section of St Mary's Crescent (the row of garages being mainly occupied by people who don't live there). The space in front of the house is inadequate even for one car without it hanging over the pavement. In reality this leads residents either to park on the pavement or to park else here in Rogiet, a village that is already (rather ironically) plagued by parking difficulties.

I note that the property stands on an unadopted road that is already in poor condition and unlikely to be repaired. It is not clear if permission from the landowner of the road needs to be given or if he/she has been consulted, not just in relation to permanent changes but also in relation to access for construction vehicles during the conversion work.

I note that the printed planning notice was posted in a place where few residents would have seen it, halfway along a cul-de-sac.

All these are genuine concerns raised by residents and without satisfactory answers permission should not be granted

Please note all representations can be read in full on the Council's website:

<https://planningonline.monmouthshire.gov.uk/online-applications/?lang=EN>

6.0 EVALUATION

6.1 Principle of Development

Planning Policy Wales (PPW)12 paragraph 4.2.23, states that proposals for housing on infill and windfall sites within settlements should be supported where they accord with the national sustainable placemaking outcomes. With regards to the new residential development, the site is located within the Rogiet Development Boundary. Policy S1 of the LDP says that the main focus for new housing development is within main towns and the Severnside sub-region, Rogiet is within the Severn Side sub region. Policy H1 of the LDP says that within development boundaries in the Severn side Settlements, the residential development and re-development, together with subdivision of larger dwellings will be permitted, subject to detailed planning considerations. Policy S9 allows for the conversion of properties into flats within development boundaries subject to detailed considerations. Therefore the principle converting the existing residential dwelling into three self-contained flats in this location is acceptable in policy terms.

6.2 Sustainability

The Local Development Plan and PPW encourages sustainable development. This is a sustainable location; the occupiers of these flats can walk to a wide range of facilities. There is a general store, garage and primary school in the village all of which are within easy walking distance from the proposed site. There is a public bus service through the village which links it to the settlements of Caldicot, Chepstow and Newport. The site is also easily accessible to Severn Tunnel junction railway station. The proposal accords with a key objective of PPW12 providing residential accommodation in a sustainable location.

6.3 Good Design and Place Making

Policy DES1 of the LDP requires development to respect the character and appearance of an area. When viewed from the public realm, there will be only minor alterations to the front elevation. The garage door will be replaced by a personnel door and a standard sized window would be installed in white uPVC to match the main dwelling. The height of the garage roof will be raised by approximately 500mm. This will not adversely impact on the street scene; the adjoining garage is already slightly higher. The lantern lights are set back from the front elevation of the converted garage and sit between 2no. two-storey dwellings so they will not be visually prominent in the street scene. The proposed new porch to the front would replace the existing porch and there would be very little visual difference. The rear extension would not be viewed from the public realm, but the design is single storey, contemporary and in keeping with the character of the main dwelling. The finishing materials of the extension would match those of the host dwelling. The design of the proposal is in accordance with the objectives of Policy DES1 of the LDP, which requires that all development shall be of a high quality, sustainable design and respect the local character and distinctiveness.

6.4 Impact on Amenity

There are residential properties on either side of No. 9 St Marys Crescent. No. 10 is immediately to the north; it has a single storey rear extension to the rear that extends out about 3 metres. There are no windows on the side facing towards No. 9. The proposed rear extension at No. 9 will have minimal impact on the occupiers of No. 10. To the south of the site is No.8 which has a single storey attached garage adjoining the application site. The ground floor windows of number 7 are over three metres away from the proposed single storey extension; in addition the extension is set to the north of number 7. The single storey extension which protrudes out 3.7 metres from the rear elevation will not significantly adversely affect the outlook or light to the adjoining property especially give the single storey nature of the extension and the presence of a 1.8 metre high close boarded fence between the two properties. The fact that the replacement garage will be approximately 500mm higher than the existing garage will not cause any detriment especially as the garage at No. 7 is already slightly higher than the existing garage at No. 9. To the west of the site is 12 St Marys Crescent, there is currently some renovation works underway on that site. The proposed extension will be approximately 6 metres from the common boundary, the same distance as the single storey extension to the rear of No. 10. The proposal therefore accords with the

objectives of Policy DES1 of the LDP as it maintains reasonable levels of privacy and amenity to the occupiers of neighbouring properties

6.5 Ecology

In this case there will be no alterations to the roof of the main house and no outbuildings are being demolished. The attached garage will have to be replaced and has a flat felt roof. Given the modern construction of the garage and its constant use there is little potential for the garage to be used as a bat roost. The pro forma Bats in buildings parts A and B have been completed. Planning Policy Wales (PPW) 12 sets out that "planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity" (para 6.4.5 refers). This policy and subsequent policies in Chapter 6 of PPW 12 respond to the Section 6 Duty of the Environment (Wales) Act 2016. In this case it is proposed to plant some easy maintenance dwarf hedging along the new path at the front of the property leading to the front entrance. Also some dwarf hedging and pollinator plants in the rear garden are proposed along the rear fence. These enhancements are shown on the proposed block plan and referred to in the GI Statement. It is considered that this planting provision will provide an overall net benefit for biodiversity given the low biodiversity value of the existing habitats on site. Consequently, the proposals are deemed to comply with the requirements of PPW 12 and Policy NE1 of the LDP. The Green Infrastructure Statement submitted with the application is proportionate to the scale of the development.

6.6 Highways

6.6.1 Sustainable Transport Hierarchy

PPW12 refers to the Sustainable Transport Hierarchy where walking and cycling are the highest priority and public transport second with private motor vehicles being the least desirable option. In this case the site is in an existing residential area. This is a sustainable location and the occupiers of these flats can walk to a wide range of facilities. There is a general store, garage and primary school in the village all of which are within easy walking distance from the proposed site. There is a public bus service through the village which links it to the settlements of Caldicot, Chepstow and Newport. The site is also easily accessible to Severn Tunnel junction railway station. The proposal accords with a key objective of PPW12 providing residential accommodation in a sustainable location.

6.6.2 Access / Highway Safety

The application proposes the conversion of the existing three-bed property into three separate one-bedroom flats. The road outside is not recorded as part of the public highway, however it joins onto the unclassified C292.8. The proposal represents no significant change in terms of trip generation. There are no highway grounds for an objection. As the road here is not recorded as part of the public highway, it is the applicant's responsibility to seek the permission of the landowner to alter the footway and access.

6.6.3 Parking

The adopted Monmouthshire Parking Standards require one off street parking space per bedroom up to a maximum of three for each dwelling. At present no 9 St Marys Crescent has three bedrooms and would require three parking spaces under the current standards. The dwelling was built prior to the current standards being adopted and has a driveway for the parking of one car and an attached garage which appears to be too small to house a modern vehicle. Under the adopted standards each of the one bedroom flats would require one off road parking space. The proposal includes the widening of the driveway to the front of the property therefore improving the parking situation. The Highway Authority has offered no objection to the application stating that "Under the MCC Local Parking Standards, a three-bedroom dwelling and three single bedroom flats require the same level of parking provision. Therefore, the proposal represents no change in the site's requirements."

6.7 Affordable Housing

There is a requirement for a financial contribution for the off-site provision of affordable housing under Policy S4 of the LDP. The applicant has agreed to this requirement.

6.8 Flooding

The site is not in a designated flood zone identified in the DAM maps of TAN 15 or the Flood Maps for Planning in the emerging TAN 15, therefore the site is at no particular risk of flooding from surface water, sea or main rivers.

6.9 Drainage

6.9.1 Foul Drainage

The foul water will connect, as it does now, to a mains sewer. This complies with the advice from NRW that in a sewered area the preference is to connect into a mains sewer. The application relies on existing sewer connections and no new connections are to be made with the public sewerage system.

6.9.2 Surface Water Drainage

The size of the rear extension and the increase in the width of the driveway combined are less than 100m² and therefore SAB approval is not required. The overall development results in a minimal increase in surface water drainage. Welsh Water have requested a condition requiring that no surface water from any increase in the roof area of the building or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

6.10 Response to the Representations of Third Parties and/or Community Council

The Local Member has written in to object to the application. He considers that the demand for one-bedroom emergency housing is falling. However a letter to the applicant from Helen Horton, Senior Accommodation Development Officer with MCC, says "one bedroom properties are in short supply and high demand for us and this would suit our portfolio very well in terms of meeting the needs of homeless demand in the area". The councillor is also concerned that the current occupiers of the property will have to be re-housed, however the property is currently vacant and has been for some time. There is greater demand for one-bedroom flats than there is for family housing. The councillor questions how long the lease with MCC will be as he is concerned that the property would pass to the private sector and then become an HMO. We can only consider the application which is before the planning authority and not consider what may happen at some time in the future, but it is evident that three distinct one-bedroom flats would not be a House of Multiple Occupation. The councillor was also concerned about the lack of parking, considering that three flats would generate more demand for car parking than a three-bed dwelling. This has been addressed in detail in the main body of the report and Highways have offered no objection. He is also concerned that the road to the front of the property is unadopted and that the landowner's permission will be required to develop the site. Land ownership is a private legal matter and not a material planning consideration in this case. If the road was to be damaged by construction traffic, then the interested parties would have the normal legal redress. Finally, the Local Member suggests the site notice was posted in an inappropriate place. The site notice was posted on a lamppost outside of no 8 St Marys Crescent approximately 7 metres from the application site.

Rogiet Community Council also objected to the application due to the lack of parking and the surface water.

We received several letters of objection from local residents. Their main concern was related to increase in traffic generation and lack of parking provision, these issues have been addressed in the main body of the report. The parking provision is being improved by widening the existing driveway to accommodate two vehicles. If the cars using the spaces are particularly large, they

may overhang the pavement, but this is no different from the current situation. The proposal should not restrict access to the garages on the opposite side of the road. The proposal will not necessarily result in restricted access to emergency vehicles and bin lorries especially as bin lorries do not normally use unadopted roads. Local residents have expressed concern regarding foul sewerage capacity and increased flooding. The foul water will connect, as it does now, to the mains sewer and no new connections will be made. The rate of discharge from three one-bedroom flats is likely to be similar to that from a one three-bedroom dwelling. Welsh Water have offered no objection provided that any increase in surface water flow does not enter the mains. This will be conditioned. The site is not in a flood zone as recognised by TAN15 and the extension to the property including the additional hardstanding is less than 100m², therefore SAB approval is not required.

One resident is concerned that the lanterns above the garage will be visible and out of character; whilst they will be visible their design is considered acceptable. Another resident is concerned about loss of light; residential amenity has been discussed in detail in the main body of the report and it was concluded that the single storey extension to the rear would not adversely affect adjoining properties given the fact that one of the properties already has a similar extension to the rear and the other has a garage between the proposed extension and the main house; in addition, there is a close boarded fence along the common boundary

Residents were also concerned by the noise and disruption during the construction phase and possible damage to property from construction vehicles. Any disruption caused would only be temporary and a Construction Phase Management Plan can be imposed by condition limiting the hours of construction on site. If there is any damage to property caused by construction traffic it would be covered by the normal legal system.

Other letters of objection referred to the devaluation of property prices, concerns over who is paying for the refurbishment as well as questions about the lease. None of these are material planning considerations.

6.11 Well-Being of Future Generations (Wales) Act 2015

The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.12 Conclusion

The site is located within the Rogiet Development Boundary. Policy H1 of the LDP says that within development boundaries in the Severnside Settlements, residential development and redevelopment together with the subdivision of larger dwellings will be permitted, subject to detailed planning considerations. Policy S9 allows for the conversion of properties into flats within development boundaries subject to detailed considerations. Therefore the principle of converting the existing residential dwelling into three self-contained flats in this location is acceptable in policy terms. The proposal accords with a key objective of PPW12 providing residential accommodation in a sustainable location. The extension to the rear of the property is relatively small, the design is in accordance with the objectives of Policy DES1 of the LDP, which requires that all development shall be of a high quality, sustainable design and respect the local character. The proposal accords with the objectives of policies DES1 and EP1 of the LDP as it maintains reasonable levels of privacy and amenity to the occupiers of neighbouring properties.

The shrub planting within the site will provide an overall net benefit for biodiversity given the low biodiversity value of the existing habitats on site. Consequently, the proposals are deemed to comply with the requirements of PPW 12 and Policy NE1 of the LDP. The Green Infrastructure Statement submitted with the application is proportionate to the scale of the development. The proposal will not lead to a significant increase in traffic generation. Under the adopted parking

standards the requirement for a three-bedroom dwelling would be the same as the standard for three one-bedroom flats; the proposal involves widening the existing driveway thereby improving the current position. While the adopted standards cannot be provided for the existing dwelling or other dwellings in the area, there will be an improvement with the provision of an additional space. The Highway Authority has offered no objection to the application. In conclusion, the application is considered to be policy compliant in all respects and is presented to Committee Members with a recommendation for approval.

7.0 RECOMMENDATION: Approve subject to a s106 agreement

S106 heads of Terms

To secure a financial contribution towards the off-site provision of affordable housing based on the following formula. This would be based on the net increase of two residential units at the site:

Internal Floor Area (m²) x £80/m² x 58%.

Conditions:

1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

3 No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

REASON: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

4 The biodiversity net benefit features for ecology referred to in the Green Infrastructure Statement by SJ Architecture dated 10th January 2025 and shown on the proposed Block Plan 2419 90 202, shall be implemented in full and shall be retained as such in perpetuity.

REASON: To provide biodiversity net benefit and ensure compliance with PPW 12, the Environment (Wales) Act Bio enhancements

5 No flat shall be occupied until the driveway has been extended in accordance with the approved drawing 90 202 and that space shall thereafter be kept available for the parking of vehicles in perpetuity.

REASON: To ensure provision is made for the parking of vehicles and to ensure compliance with LDP Policy MV1.

6 No development shall commence until details of a scheme for the disposal of surface water has been submitted to and agreed in writing by the local planning authority. The details shall include how the development will manage surface water flood risk in all events up to the 100year plus climate change event. The scheme shall be implemented in accordance with the approved details prior to the prior to the development being brought into beneficial use and retained in perpetuity.

REASON: So as to not increase the flood risk both on and off site.

7. Prior to any works commencing on site, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved by the Local Planning Authority. This Plan shall include traffic management measures, hours of working, measure to control dust, noise and construction related nuisances and measures required to protect adjoining users from the construction works. The development proposal shall be carried out in accordance with the approved CTMP.

REASON: To ensure that the development is carried out in a safe and considerate manner in accordance with the requirements of policies MV1, DES1 and EP1 of the LDP.

INFORMATIVES

1 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water and sewerage connections

2 The developer is advised that the provisions of the Party Wall etc. Act 1996 may be applicable to the proposal and is advised to seek appropriate advice prior to any work commencing on site.



Appeal Decision

by C Sweet MPlan

an Inspector appointed by the Welsh Ministers

Decision date: 17/03/2025

Appeal reference: CAS-04028-C1T1X9

Site address: Rear Barn, Manor Farm, St Bride's Road, St Brides Netherwent, NP26 3AT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr D Mould against the decision of Monmouthshire County Council.
 - The application Ref DM/2024/00516, dated 20 April 2024, was refused by notice dated 31 October 2024.
 - The development proposed is modest two storey extension to create larger kitchen/dining on the ground floor with home office over.
 - A site visit was made on 5 March 2025.
-

Decision

1. The appeal is allowed and planning permission is granted for a modest two storey extension to create larger kitchen/dining on the ground floor with home office over at Rear Barn, Manor Farm, St Bride's Road, St Brides Netherwent, NP26 3AT, in accordance with the terms of the application, Ref DM/2024/00516, dated 20 April 2024, subject to the conditions set out in the schedule to this decision.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal property is a converted barn with an existing single storey rear projection, located in the rural hamlet of St Brides Netherwent. The appeal site sits outside of the settlement boundaries defined in the Monmouthshire Local Development Plan (the LDP) and is therefore located in the open countryside for the purposes of planning policy.
4. My attention has been drawn to appeal decision ref. APP/E6840/D/20/3261603. Notwithstanding that some time has passed, there is little evidence of any material change to the immediate area or the appeal property since that decision and I agree with the previous Inspector's assessment of the characteristics of the appeal property and the area as set out in paragraphs 5 and 6.
5. Policy H4 of the LDP sets out criteria to be applied to proposals for the conversion and rehabilitation of buildings in the open countryside for residential use. It makes clear that those criteria are also to be applied to proposals to extend such buildings converted previously. Criteria a) and f) state, among other things, that extensions to previously converted buildings will only be permitted where the bulk, form and general design of the

proposal would respect the rural character and design of the building and that only 'very modest' extensions will be allowed.

6. The Council's 'Rural Conversions to a Residential or Tourism Use' Supplementary Planning Guidance (the SPG) provides further guidance on the meaning of 'very modest' for the purposes of policy H4. It states, inter alia, that extensions need to ensure that any additions respect and harmonise with the existing building in relation to its size, scale and form, that extensions must be unobtrusive and subservient to the existing building in every respect and that extensions that would introduce incongruous elements will not be permitted.
7. These principles are also reflected in criteria c) and f) of Policy DES1 of the LDP, which among other things, require that development should respect the existing form, scale, siting, massing, materials and layout of its setting.
8. There is some dispute regarding the percentage increase in built form arising from previous alterations to the appeal property and the total that would therefore arise from the proposed extension. However, neither policies H4 or DES1, nor the SPG impose a specific limit on the percentage increase in built form that might arise when defining a 'very modest' extension for the purposes of the LDP in any event.
9. Due to the positioning of the appeal property and the presence of nearby buildings, existing hedgerows and other boundary treatments, views of the proposed extension would largely be confined to a limited number of points along St Bride's Road close to the appeal site when approaching from the north. In longer range views from the northwest, it would be viewed against the main part of the appeal property.
10. As a result of its scale, massing and positioning, the proposed extension would appear as a subservient addition, reflecting the stepped ridge height of the main roof and the scale and form of the existing barn. The gabled northern elevation and pitched roof of its two storey aspect would reflect the rural vernacular of the main barn, the existing single storey projection, and of other buildings nearby. The use of finishing materials similar to those of the main barn, which could be secured by condition, would create a degree of visual continuity between the proposed extension and the existing building.
11. Whilst the proposed fenestration in its northern elevation would be sizeable and would mark the proposed extension as a contemporary addition, this would serve to distinguish it from the original building, the simple form and traditional rural appearance of which would therefore remain readily appreciable when viewed from the nearby highway and surrounding locality.
12. Moreover, the shape of the proposed fenestration in its two storey aspect would be reflective of a 'cart' entrance commonly found in converted rural buildings and of other, similar fenestration found in the locality. It would therefore not appear incongruous when viewed against the traditional appearance of the appeal property or within the existing local context.
13. Notwithstanding the percentage increase in floorspace that would result from the proposed extension, in combination the foregoing factors would result in a sensitive addition that would harmonise with the main building, respecting its traditional rural character and that of the immediate area in terms of its form, scale, massing, materials and overall appearance.
14. I therefore find that the proposal would not harm the character and appearance of the area and complies with policies H4 and DES1, and the overall aims of the SPG.

Conditions

15. The submitted plans and Green Infrastructure Statement set out proposed biodiversity enhancement in the form of hedgerow and wildflower planting and the provision of bat and bird boxes. The Council has indicated its satisfaction that the proposed planting would provide a proportionate degree of enhancement and, given that the proposed bat and bird boxes are in addition to those measures, I see no reason to disagree.
16. However, the submitted information does not include full details of timings and implementation and as such, I consider that a condition requiring a scheme for biodiversity enhancement to be submitted to and approved in writing by the Council is necessary to ensure such enhancements are effectively secured, in accordance with Policy 9 of Future Wales.
17. The Council has also suggested a condition requiring the submission of samples and approval of the materials to be used in the external finishes of the proposed extension. I agree that such a condition is necessary to ensure that the materials used relate effectively to those used in the original building and to avoid harm to the character and appearance of the area. I have therefore imposed a condition to that effect.
18. The Council's suggested condition also incorporates clauses for the retention of the approved materials and for the approved samples to be retained on site during construction. However, I do not consider that these aspects are necessary to make the proposed development acceptable and as such, I have amended the wording of the condition to remove them, and in the interests of clarity and precision.

Conclusion

19. For the reasons given above and having had regard to all other matters raised, I conclude that the appeal should be allowed.
20. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives.

C Sweet

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development shall begin not later than five years from the date of this decision.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

- 2) The development shall be carried out in accordance with the following approved plans: Proposed Floor Plans ref. [PP] 03, dated March 2024, Proposed Elevations ref. [PP] 04, dated March 2024, Existing and Proposed Site Block Plans ref. [PP] 05, dated March 2024.

Reason: To ensure the development is carried out in accordance with the approved plans submitted with the application.

- 3) Prior to the construction of the extension hereby permitted, samples of the materials to be used in the construction of the external surfaces of the extension shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the character and appearance of the area, in accordance with policies H4 and DES1 of the Monmouthshire Local Development Plan.

- 4) No development shall take place until a scheme for biodiversity enhancement has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of maintaining and enhancing biodiversity, in accordance with Future Wales Policy 9.