

# Monmouthshire Select Committee Minutes

Meeting of Place Scrutiny Committee held at Council Chamber, County Hall, The Rhadyr USK on Tuesday, 3rd September, 2024 at 2.00 pm

## Councillors Present

County Councillor Jane Lucas (Chairman)  
County Councillors: Louise Brown, Emma Bryn, Tomos Davies, Phil Murphy substituting for Lisa Dymock, Jackie Strong, Laura Wright, Tudor Thomas and John Crook substituting for Maria Stevens

## Officers in Attendance

Robert McGowan, Policy and Scrutiny Officer  
Amy Longford, Development Management Area Team Manager  
Ian Bakewell, Housing & Regeneration Manager  
Victoria Cornock, Heritage Officer

**APOLOGIES:** County Councillors Maria Stevens and Lisa Dymock

### 1. Declarations of Interest

None.

### 2. Public Open Forum

None.

### 3. Buildings at Risk

Amy Longford delivered a presentation, and answered the members' questions:

#### **Key points from Members:**

- Clarifying compulsory purchase in relation to a Repairs Notice, and any other options
- Asking whether access for high-sided vehicles can be restricted to limit further damage to Abergavenny Bookshop, especially noting its proximity to the Town Hall
- Clarifying the difference between grave and extreme risks, expressing concern about wealthy landowners being subsidised by public funds, and asking whether that can be listed as a 'risk' in the Integrated Impact Assessment
- Asking how long a Section 215 notice takes and whether they are usually appealed, and how long that takes
- Clarifying who makes the final decision in cases, how long it takes to get listed building consent, and the status of Piercefield and the associated challenges
- Enquiring whether costs can be recovered by putting a charge on the ownership of a property, what form prosecution takes in the case of a 215 notice, and asking what the options are for the purchase of buildings that could be community assets e.g. derelict pubs
- Asking who would be liable if a member of the public were injured by falling masonry, e.g. in the case of Abergavenny Bookshop, and whether that has been discussed with the owner
- Asking what can be done about buildings outside the top 10 that are nonetheless important, such as Court Farm House at Rogiet and Rogiet Hotel (especially given the latter's visibility to those using Severn Tunnel Junction and its potential economic benefit)

- Clarifying whether a Repairs Notice and compulsory purchase can be used on non-historic buildings, or what the other options are
- Asking if a compulsory purchase happened now, where the funding would come from, and whether any of the top 10 are close to being dealt with and coming off the list – and if they do, how quickly they will be replaced on it
- Asking how the health and safety of pedestrians in Monmouth is addressed, and if the owners are happy with all that they need to do to make the buildings safe – or if that is down to the authority
- Requesting that the committee receives regular updates about progress and which other buildings are being added to the top 10

**Chair's Summary:**

Thank you to the officers for the report. The committee agreed the recommendation and looks forward to receiving further updates on the team's progress.

**4. Next Meeting: 10th October 2024 at 2.00pm**

The meeting ended at **2.50 pm**