

MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the meeting of Planning Committee held
in The Council Chamber, County Hall, The Rhadry, Usk, NP15 1GA on Tuesday, 4th
August, 2026 at 2.00 pm**

PRESENT: County Councillor Phil Murphy (Chair)

County Councillors: Fay Bromfield, Rachel Buckler, Emma Bryn, Jan Butler, Ben Callard, John Crook, Tony Easson, Su McConnel, Jayne McKenna, Maureen Powell, Dale Rooke and Peter Strong

County Councillors: David Jones and Tony Kear attended the meeting by invitation of the Chair.

OFFICERS IN ATTENDANCE:

Andrew Jones	Head of Planning
Kate Bingham	Senior Development Management Officer
Joanne Chase	Head of Commercial Law
Cameron Edwards	Trainee Solicitor
Richard Williams	Democratic Services Officer

County Councillor Maureen Powell joined the meeting during consideration of application DM/2026/00329 and therefore abstained during voting in respect of this application.

APOLOGIES:

County Councillors: Steven Garratt, Meirion Howells and Ann Webb

1. Declarations of Interest

None received.

2. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 7th July 2026 were confirmed as an accurate record.

3. Application DM/2026/00329 - Construction of second storey extension, to create new living space. Address: Min Honddu, Lancaster Arms Cul-de-sac Pandy Monmouthshire NP7 8DW

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

<https://www.youtube.com/live/-oS2Z2UUoGM?si=1IAN0dx105jKmbKp&t=509>

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In noting the detail of the application and the views expressed, it was proposed by County Councillor Rachel Buckler and seconded by County Councillor Emma Bryn that application DM/2026/00329 be refused for the reason outlined in the report.

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

For refusal	-	9
Against refusal	-	3
Abstentions	-	1

The proposition was carried.

We resolved that application DM/2026/00329 be refused for the reason outlined in the report.

4. Application DM/2025/00296 - Construction of one bungalow with associated parking and landscaping. Address: Land adjacent to Ty Bach, Church Road, Llandegveth, Monmouthshire

We considered the report of the application and late correspondence which was recommended for approval subject to the conditions outlined in the report and that an additional condition be added to address foul drainage as requested by Welsh Water. The application is also subject to a Section 106 Legal Agreement.

https://www.youtube.com/live/-oS2Z2UUoGM?si=dyD3cuC_lwDryFog&t=2778

In noting the detail of the application and the views expressed, it was proposed by County Councillor Dale Rooke and seconded by County Councillor Jan Butler that application DM/2025/00296 be approved subject to the conditions outlined in the report and that an additional condition be added to address foul drainage as requested by Welsh Water. The application would also be subject to a Section 106 Legal Agreement.

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

For approval	-	13
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2025/00296 be approved subject to the conditions outlined in the report and that an additional condition be added to address foul drainage as requested by Welsh Water. The application would also be subject to a Section 106 Legal Agreement.

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5. Application DM/2026/00024 - Change of use of the existing building from office use (Use Class B1) to a day nursery (Use Class D1). The proposal involves internal alterations only, with no external alterations. The nursery would operate primarily on weekdays, with occasional weekend use of the building for classes not involving day care. There would be no evening or late-night use, and activity would be limited to drop-off and pick-up at the start and end of sessions. There are no existing on-site vehicle parking or cycle parking spaces associated with the building. The proposal does not include the provision of on-site parking or cycle spaces. Staff will use nearby public parking facilities, and parent drop-off and pick-up will be short-stay and managed to minimise impact on surrounding streets. Address: The Old Chapel, Twyn Square, Usk, NP15 1BH

We considered the report of the application which was presented for refusal for the reasons outlined in the report.

This application had been presented to Planning Committee on 7th July 2026 with a recommendation for approval. However, the Planning Committee had been minded to defer the application to be refused. Accordingly, the following reasons for refusal are provided for agreement:

1. Use of the ground floor as a nursery will lead to an unacceptable increase in noise and disturbance to the residents of the flats above, contrary to the provisions of LDP Policies EP1 and criterion (D) of LDP Policy DES1.
2. The intensification in use of the building will adversely impact highway safety as the site fails to provide safe and easy access for road users and pedestrians, contrary to the provisions of LDP Policy MV1.

<https://www.youtube.com/live/-oS2Z2UUoGM?si=BO4K1DaKdZzqGP8k&t=3858>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Rachael Buckler and seconded by County Councillor Jan Butler that application DM/2026/00024 be refused for the reasons outlined in the report.

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

For refusal	-	11
Against refusal	-	0
Abstentions	-	2

The proposition was carried.

We resolved that application DM/2026/00024 be refused for the reasons outlined in the report.

The meeting ended at 3.01 pm.