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MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the meeting of Planning Committee held
at Remote Meeting on Tuesday, 4th August, 2020 at 2.00 pm**

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

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

OFFICERS IN ATTENDANCE:

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

APOLOGIES:

None.

1. Declarations of Interest

County Councillor A. Easson declared a personal, non-prejudicial interest pursuant to the Members' Code of Conduct in respect of application DM/2020/00238, as he is a governor of Ysgol Y Ffin Primary School.

2. Confirmation of Minutes

The minutes of the Planning Committee meeting held on 7th July 2020 were confirmed and signed by the Chair.

3. Application DM/2019/01921 - Demolition of modern extensions and conversion of original public house building to residential. Erection of 4 new dwellings to the rear with car parking and associated external works. Chepstow Castle Inn, 12 Bridge Street, Chepstow, NP16 5EZ

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

The local Member for St. Mary's, Chepstow, also a Planning Committee Member, outlined the following points.

- The building to the south of the Board school will be used as the new base for Mencap. Concern was expressed that the proposed houses will be located very close to Mencap with the potential for overlooking to occur here.

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- Concern was also expressed that the site would be overdeveloped with too many properties proposed for the site.

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

- With regard to the elevations of the properties, plot 2 is lacking fascias and bargeboards. This could be added to the development.
- Chepstow Town Council had also expressed concern that the site would be overdeveloped if the application was approved.
- There is poor access to the site. This had been raised by the Highways Department. However, the access is straight, providing good visibility of the other exit point. The number of car movements to and from the site will be significantly less than the present situation if the development is approved.
- Currently there are 18 parking spaces with five dwellings proposed resulting in three parking spaces per dwelling.
- There will be visitor spaces for all of the properties to be used on a first come first serve basis. There is also a public car park located nearby.
- A condition would be added to request full details relating to the bin store.
- Refuse vehicles visiting the site are likely to be smaller vehicles as there is restricted access in the surrounding streets to the site.
- The proposed development would be an improvement to the site providing housing to the area.

It was proposed by County Councillor R. Harris and seconded by County Councillor P. Murphy that application DM/2019/01921 be approved subject to the eight conditions outlined in the report and subject to a Section 106 Legal Agreement. An additional condition to be added to request full details relating to the bin store.

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

For approval	-	11
Against approval	-	2
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2019/01921 be approved subject to the eight conditions outlined in the report and subject to a Section 106 Legal Agreement. An additional condition will be added to request full details relating to the bin store.

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4. Application DM/2019/01943 - Development of one dwelling and parking adjacent to 15 Burns Crescent (Amended plans received 04/03/2020). Land adjacent to 15 Burns Crescent, Caldicot

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

The local Member for West End, Caldicot, also a Planning Committee Member, expressed his support for the application.

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

- In terms of access, there is an on-site turning facility. The width could be narrowed to 2.5m to 3m, which could work as a shared driveway.
- A third parking space for the three bedroomed dwelling could be provided.

It was proposed by County Councillor D, Evans and seconded by County Councillor M. Powell that application DM/2019/01943 be approved subject to the seven conditions outlined in the report and subject to a Section 106 Legal Agreement.

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

For approval	-	11
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2019/01943 be approved subject to the seven conditions outlined in the report and subject to a Section 106 Legal Agreement.

5. Application DM/2020/00238. 1no. classroom extension (103 sq.m) to existing school and an extension (67.9 sq. m) to an existing stand-alone nursery. There will be no change of use. Ysgol Y Ffin Primary School, Sandy Lane, Caldicot, NP26 4NQ

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

The local Member for Dewstow, also a Planning Committee Member expressed his support for the application.

In noting the detail of the application it was proposed by County Councillor A. Easson and seconded by County Councillor A. Davies that application DM/2020/00238 be approved subject to the four conditions outlined in the report.

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

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For approval	-	12
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2020/00238 be approved subject to the four conditions outlined in the report.

6. Application DM/2020/00716. Proposed rear two-storey extension and part single storey extension to existing semi detached dwelling. Demolish existing detached garage and relocate with new single storey garage for one car. Kilkerran, Castle Street, Usk, NP15 1BU

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

In noting the detail of the application it was proposed by County Councillor P. Murphy and seconded by County Councillor G. Howard that application DM/2020/00716 be approved subject to the three conditions outlined in the report.

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/2020/00716 be approved subject to the three conditions outlined in the report.

7. Application DM/2018/01418 - New dwelling with associated works. Land south east of Sunnybrooke, Llanellen Road, Llanfoist

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

The local Member for Llanfoist, also a Planning Committee Member, outlined the following points.

- Concern was expressed regarding neighbour amenity, as the proposed new dwelling would be higher than other dwellings which would be located close to the new property. As there was no plan indicated identifying the siting of the proposed dwelling in relation to the nearest neighbours, the Planning Committee was unable to see how the proposed new dwelling would sit with the existing dwellings. There were potentially unacceptable overlooking issues. The Local Member asked that the application be deferred to be presented to the next

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Planning Committee meeting to allow officers to obtain a plan plotting the proposed new dwelling in relation to the existing dwellings.

- However, if Planning Committee did not support deferral of the application, the Local Member considered that there needs to be an additional condition to the application to remove permitted development rights for roof extensions / alterations.

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

- The proposed site plan in respect of the dining room / living room area indicated French doors opening onto the garden area. However, this was not replicated on the elevation drawing. Therefore, if the application was approved, this detailing could be agreed via the Delegation Panel.
- The Plan shown to the Committee was an accurate representation of where the proposed dwelling would be positioned. It was considered that when all plans were read in conjunction, it allowed a balanced consideration of the privacy impact.
- An additional condition to the application to remove permitted development rights for roof extensions / alterations could be considered.
- Planning Officers had looked at the site and considered the amenity issues with a view to obtaining a balanced judgement on the impact on residential amenity to the neighbouring properties. The submitted plans have finished floor levels and the intervening distances between the proposed dwelling and neighbouring properties has been fully considered in coming to the recommendation.
- There had been no objections to the proposed development by the Highways Department.
- With regard to the differing height levels between the proposed new dwelling and the existing properties opposite, the balanced view of Planning officers was that this was acceptable.
- The car parking spaces for the proposed new development were policy compliant securing off street parking and a turning area. This has resulted in a net gain of one additional parking space.

It was proposed by County Councillor G. Howard and seconded by County Councillor S. Woodhouse that consideration of application DM/2018/01418 be deferred to the next Planning Committee meeting to allow officers to obtain a plan plotting the proposed new dwelling in relation to the existing dwellings.

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

For deferral	-	6
Against deferral	-	9
Abstentions	-	0

The proposition was not carried.

It was proposed by County Councillor G. Howard and seconded by County Councillor S. Woodhouse that we be minded to refuse application DM/2018/01418 on the grounds that the Planning Committee would not sufficiently be able to judge whether there would be an acceptable impact on neighbours' amenity.

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

For refusal	-	3
Against refusal	-	9
Abstentions	-	1

The proposition was not carried.

It was proposed by County Councillor M. Feakins and seconded by County Councillor P. Murphy that application DM/2018/01418 be approved subject to the six conditions outlined in the report and subject to a Section 106 Legal Agreement. Also, that an additional condition be added to remove permitted development rights for roof extensions / alterations. The Delegation Panel to agree the revised elevation of the French doors.

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

In favour of the proposition	-	8
Against the proposition	-	2
Abstentions	-	1

The proposition was carried.

We resolved that application DM/2018/01418 be approved subject to the six conditions outlined in the report and subject to a Section 106 Legal Agreement. Also, that an additional condition be added to remove permitted development rights for roof extensions / alterations. The Delegation Panel to agree the revised elevation of the French doors.

The meeting ended at 3.40 pm.