

MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the Planning Committee held in the Council Chamber, County Hall,
Usk on Tuesday 3rd March 2015 at 2.00 p.m.**

PRESENT: County Councillor R. Edwards (Chairman)

County Councillors: D. Blakebrough, P.R. Clarke, D.L.S. Dovey, D.L. Edwards, D.J. Evans, R.G. Harris, R.J. Higginson, S.G.M. Howarth, P. Murphy, M. Powell, B. Strong, F. Taylor, P. Watts and A.M. Wintle.

OFFICERS IN ATTENDANCE:

Mr. P. Thomas	-	Development Control Manager
Mr. R. Tranter	-	Head of Legal Services
Mr. M. Davies	-	Development Plans Manager
Ms. J. Coppock	-	Development Plans Manager
Mr. R. Williams	-	Democratic Services Officer

County Councillor R.J. Higginson left the meeting during consideration of Application DC/2014/00692 and did not return.

County Councillor S.G.M. Howarth left the meeting following consideration of Application DC/2014/01469 and did not return.

APOLOGIES FOR ABSENCE

1.- Apologies for absence were received from County Councillor A. Webb.

DECLARATIONS OF INTEREST

2.- Declarations of interest are identified under the relevant minute.

MINUTES

3.- The minutes of the Planning Committee meeting held on 3rd February 2015 were confirmed and signed by the Chairman.

PLANNING APPLICATIONS

4. - Planning applications considered at the meeting were dealt with in line with the agenda index subject to application DC/2014/01517, which was considered first.

We received the report presented by the Development Control Manager and resolved that the following application be approved subject to the conditions, as outlined in the report.

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**Application DC/2015/00013* - Rear Extensions & Internal Alterations.
119, Park Crescent, Abergavenny**

Notes

† Denotes that objections were made to these applications.

* Denotes that late correspondence was received in respect of these applications.

Application DC/2015/00013*

Denotes that County Councillor D.L. Edwards declared a personal and prejudicial interest in this application under the Members' Code of Conduct, as he is the father of the applicant.

The following applications were considered where debate ensued.

(a) **Application DC/2014/01517†* - Construction of New Car Park to Serve Mardy Park Resource Centre. Mardy Park Resource Centre, Hereford Road, Abergavenny**

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

The Development Control Manager informed the Committee that if the application was approved an additional condition, as outlined in late correspondence, should be applied as follows:

'Prior to the car park being brought into use, a surface water drainage scheme shall be installed in accordance with details to be submitted to and approved by the Council before the surface water drainage installation is carried out.'

The local Member for Mardy, attending the meeting by invitation of the Chairman, outlined the following points:

- There was a need for more car parking at Mardy Park. However, the proposed area for car parking spaces was the only open green area on the Hereford Road that was left in the Mardy.
- The proposed site for the car park was the wrong location.
- Before Local Government Reorganisation in 1996, Mardy Park was in the ownership of Gwent County Council. An application to develop the site had been submitted to Monmouth Borough Council but was refused in order to retain the green space within Mardy Park.

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- The local Member therefore requested that the Planning Committee considers deferring the application to consider an alternative site for the car park.

Mr. N. Stratton, representing objectors to the application, attending the meeting by invitation of the Chairman, outlined the following points:

- The site has an attractive frontage with open grassland supporting wildlife.
- At night the area becomes a dark area.
- A car park at this site would bring with it permanent lighting which would create a detrimental impact on the habitat of certain wildlife.
- An alternative location for the car park would be at the rear of the site minimising the detrimental impact on wildlife.
- The biodiversity report was prepared without the benefit of a site visit.
- Predicted damage to tree roots.
- Lighting and noise will affect residents on the western side of the site.
- Wide dissatisfaction with the consultation process regarding this application as many residents were unaware of the proposal.
- The planning notice was displayed on site for only a short period of time.
- Appeals to the Committee to preserve the open space within the Mardy Park site.

Mr. C. Richings, the Lead Officer for Older People's Direct Care in Monmouthshire, representing the applicant, attended the meeting by invitation of the Chairman and outlined the following points:

- The infrastructure at Mardy could not support what was currently there.
- Therefore, it was necessary to develop the services provided at Mardy Park.
- Without the necessary infrastructure Mardy Park will not be able to support community groups and neither will it be able to adequately function, providing support and care and vital services for the community.

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- People who live and work at Mardy Park want to see a sensible development.
- Reassured that the Tree Officer has agreed that the development may go ahead without detrimentally affecting the trees.
- Options had been explored regarding the siting of the car park. The rear of the site was seen as unviable as it was too expensive with estimates being three times the cost of the original proposal. There was a 'bottleneck' at the rear narrowing to four metres in width, making it difficult to receive deliveries. A significant earth mound would also be required creating a detrimental visual impact.
- Two Community events had been held to promote the car park both of which had been well attended.

Having considered the views expressed, some Members agreed with the officer recommendation as it was considered that the alternative options were unsuitable and too expensive. However, other Members considered that all options should be explored before determining the application.

It was therefore proposed by County Councillor R. G. Harris and seconded by County Councillor D.L. Edwards that consideration of application DC/2014/01517 be deferred to explore the location to the rear of Mardy Park to ascertain whether it might be feasible to locate the car park in this vicinity.

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

For deferral	-	12
Against deferral	-	3
Abstentions	-	0

The proposition was carried.

We resolved that consideration of application DC/2014/01517 be deferred to explore the location to the rear of Mardy Park to ascertain whether it might be feasible to locate the car park in this vicinity.

(b) Application DC/2014/00692†* - Two Detached Dwellings and Associated Works. Land to the Rear of 252 Newport Road, Caldicot

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

In noting the detail of the application, the Development Control Manager informed the Committee that the application had been presented to Planning Committee in November 2014 with a recommendation for approval. However, Members had deferred consideration of the application to allow officers to

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negotiate amendments to the scheme. The scheme has been significantly amended with the number of units being reduced from three to two.

The local Member for West End, also a Planning Committee Member, informed the Committee that he was concerned regarding the access to the site, the reduction from three to two properties would still result in overcrowding of the site, the application was also out of character with the rest of the estate, there were existing flooding issues within the area and the application would be using an unadopted road. The local Member therefore stated that he did not support approval of the application.

The Development Control Manager informed the Committee that the applicant had followed the views expressed by the Planning Committee at its meeting on 14th November 2014.

Some Members expressed concern that approval of the application might increase the danger to road users, as the application would be located on a dangerous bend.

In response to a Member's question regarding flood alleviation, the Development Control Manager stated that a condition could be added to address surface water drainage issues before works commence on site.

Other Members had agreed that the applicant had followed the views expressed by Planning Committee at its meeting in November 2014 and therefore considered that subject to the surface water drainage issues being resolved, approval of the application should be given.

It was therefore proposed by County Councillor P. Murphy and seconded by County Councillor M. Powell that application DC/2014/00692 be approved subject to the conditions, as outlined in the report and subject to an additional condition that surface water drainage shall be submitted to and agreed by the Local Planning Authority before works commence on site and the details shall be carried as agreed.

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

For approval	-	10
Against approval	-	1
Abstentions	-	3

The proposition was carried.

We resolved that application DC/2014/00692 be approved subject to the conditions, as outlined in the report and subject to an additional condition that surface water drainage shall be submitted to and agreed by the Local Planning Authority before works commence on site and the details shall be carried as agreed.

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(c) **Application DC/2014/01433†* - First Floor Extension and Glazed Entrance Porch with External Alterations. The Willows, Llantrisant**

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

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

Concern was expressed that there was the potential for overlooking to occur. Therefore, it was proposed by County Councillor P. Murphy and seconded by County Councillor D.J. Evans that application DC/2014/01433 be approved subject to the conditions, as outlined in the report and subject to an additional condition to ensure obscured glazing was added to the lower pane of the proposed robe room (looking towards Tregaron) and retained as such in perpetuity.

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 DC/2014/01433 be approved subject to the conditions, as outlined in the report and subject to an additional condition to ensure obscured glazing was added to the lower pane of the proposed robe room (looking towards Tregaron) and retained as such in perpetuity.

(d) **Application DC/2014/01469* - Change of Use to Existing Caretakers Bungalow to Form Family Contact Centre. King Henry VIII Comprehensive School, Old Hereford Road, Abergavenny**

County Councillor M. Powell declared a personal and prejudicial interest in this application under the Members' Code of Conduct as she is a Local Authority appointed governor of King Henry VIII School. She therefore left the meeting taking no part in the discussion or voting thereon.

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

Concern was expressed regarding the access to the site and the need to prevent vehicles being parked near to the site entrance. Further parking provision on the site might alleviate the parking issues.

It was proposed by County Councillor P.R. Clarke and seconded by County Councillor D.L. Edwards that application DC/2014/01469 be approved subject

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to the two conditions, as outlined in the report and subject an area for off street parking to be provided on site before the building was brought into use.

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 DC/2014/01469 be approved subject to the two conditions, as outlined in the report and subject to an area for off street parking to be provided on site before the building was brought into use.

URGENT ITEM OF BUSINESS

5.- The Chairman agreed to take the following item of business.

PLANNING COMMITTEE SITE INSPECTIONS

6.- Members debated the commencement time for future Planning Committee site Inspections. Suggested commencement times raised were 9.00am and 9.15am.

However, it was proposed by County Councillor M. Powell and seconded by County Councillor D.J. Evans that the commencement time for future Planning Committee Site Inspections should be 9.00am.

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

In favour of the proposal	-	8
Against the proposal	-	3
Abstentions	-	2

The proposition was carried.

We resolved that future Planning Committee Site Inspections would commence at 9.00am.

**MONMOUTHSHIRE LOCAL DEVELOPMENT PLAN ADOPTION OF
SUPPLEMENTARY PLANNING GUIDANCE**

7.- We received a report by the Development Plans Manager in which the Committee were provided with the results of the recent consultation exercise regarding Supplementary Planning Guidance (SPG) documents produced to provide further details of policies and proposals contained within the Monmouthshire Local Development Plan (LDP).

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We resolved to endorse the SPGs listed below (subject to the recommended amendments set out in Appendix C of the report), with a view to them being formally adopted as SPG in connection with the Monmouthshire LDP and to recommend to the Cabinet Member for Environment, Public Services and Housing accordingly.

- Policy H4 (g) (formerly UDP Policy H7 (g)) Conversion / Rehabilitation of Buildings in the Open Countryside to Residential Use: Assessment of Re-use for Business Purposes.
- Policies H5 and H6 (formerly UDP Policies H13 and H15) Replacement Dwellings and Extensions to Dwellings in the Countryside.
- Conversion of Agricultural Buildings.
- Green Infrastructure.

THE INTRODUCTION OF AN ADMINISTRATION AND MONITORING CHARGE FOR SECTION 106 PLANNING AGREEMENTS

8.- We received a report presented by the Development Plans Manager regarding the introduction of an administrative and monitoring charge for Section 106 Planning Agreements to enable the costs incurred in providing this service to be recovered.

The Head of Legal Services advised the Committee that there had been a case involving Oxfordshire County Council in February 2015 regarding this matter and early indications had revealed that the local authority should not be looking to obtain monitoring fees via Section 106 funding.

Therefore, with regard to the report presented to Planning Committee today, further investigation was required regarding this matter. Ultimately, the decision will be taken by Cabinet but Members were advised that this proposal might not come to fruition.

We resolved that subject to the legal advice provided by the Head of Legal Services, to endorse the introduction of an administration / monitoring charge for Section 106 Planning Agreements commencing from 1st May 2015 and to recommend to Cabinet accordingly.

The meeting ended at 4.15p.m.