

MONMOUTHSHIRE COUNTY COUNCIL

Minutes of the meeting of Planning Committee held
at The Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA on Tuesday, 9th
January, 2018 at 2.00 pm

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

County Councillors: J. Becker, D. Blakebrough, L. Brown, A. Davies,
D. Evans, M. Feakins, R. Harris, J. Higginson, G. Howard, M. Powell
and A. Webb

OFFICERS IN ATTENDANCE:

Mark Hand	Head of Planning, Housing and Place-Shaping
Philip Thomas	Development Services Manager
Robert Tranter	Head of Legal Services & Monitoring Officer
Richard Williams	Democratic Services Officer

APOLOGIES:

County Councillors D. Dovey and P. Murphy

County Councillor J. Becker left the meeting during consideration of Minute 10 -
Development Management Enhanced Services Proposals and did not return.

1. Declarations of Interest

There were no declarations of interest made by Members.

2. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 5th December 2017 were confirmed and signed by the Chair.

3. APPLICATION DC/2015/01587 - DEED OF VARIATION OF S106 AGREEMENT IN RELATION TO DEMOLITION OF EXISTING BUILDINGS, AND RE-DEVELOPMENT OF THE SITE TO PROVIDE 51 NO. RESIDENTIAL DWELLINGS AND ASSOCIATED WORKS. COED GLAS, COED GLAS LANE, ABERGAVENNY

We considered the report of the application in which it was recommended that a deed of variation to the Section 106 Agreement be signed, reducing the Section 106 contributions from 35% affordable housing to 33%, and reducing the leisure contributions from £179,273 to nil. Viability information was provided on an open book basis and independently considered by the District Valuation Service.

The application had been reported to Planning Committee on 3rd May 2016, and a resolution had been made to grant planning permission subject to a Section 106 Agreement. That agreement has since been signed and the planning permission issued. The site has been cleared but construction has not yet commenced beyond, it is understood, the footings for one garage.

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The development would be undertaken by Now Your Home, an arm of Melin Homes and a new venture. The addition of another housebuilder to bring sites forward was welcomed.

The local Member for Castle Ward, also a Planning Committee Member expressed her support for the application. She acknowledged that one of the affordable homes would be lost. However, approval of the application would provide 17 much needed affordable homes within the area.

Having considered the report of the application, the following points were noted:

- To make the scheme viable it will be necessary to lose one of the affordable houses and the Section 106 funding.
- In response to a question raised, there will be no sprinkler systems installed within the proposed dwellings.

It was proposed by County Councillor M. Powell and seconded by County Councillor R. Harris that application DC/2015/01587 be approved in which a deed of variation to the Section 106 Agreement be signed, reducing the Section 106 contributions from 35% affordable housing to 33%, and reducing the leisure contributions from £179,273 to nil.

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

In favour of the proposal	-	13
Against the proposal	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DC/2015/01587 be approved in which a deed of variation to the Section 106 Agreement be signed, reducing the Section 106 contributions from 35% affordable housing to 33%, and reducing the leisure contributions from £179,273 to nil.

4. APPLICATION DC/2016/00537 - REMOVAL OF CONDITIONS 10, 11 AND 12 (RESTRICTION TO HOLIDAY LET) OF PLANNING PERMISSION DC/2014/00441. HAZEL AND OAK COTTAGES, WERNDDU FARM, ROSS ROAD, LLANTILIO PERTHOLEY, ABERGAVENNY

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

This application had previously been presented to Planning Committee in July 2017 with a recommendation for approval. However, the Committee did not accept this recommendation due to lack of evidence that the units had been adequately marketed as holiday lets prior to the submission of this application.

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In noting the detail of the application, Members reluctantly supported the application, as approval would provide two much needed affordable homes within the area. There already exists significant holiday accommodation within the area.

The Development Services Manager stated that an additional condition could be added to the application to remove permitted development rights for means of enclosure at the properties.

Having considered the report of the application and the views expressed, it was proposed by County Councillor R. Harris and seconded by County Councillor M. Powell, that application DC/2016/00537 be approved subject to the two conditions, as outlined in the report and subject to an additional condition to remove permitted development rights for means of enclosure at the properties.

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/2016/00537 be approved subject to the two conditions, as outlined in the report and subject to an additional condition to remove permitted development rights for means of enclosure at the properties.

5. APPLICATION DC/2017/00651 - ERECTION OF A TWO-STOREY ANNEXE. 40A MAIN ROAD, PORTSKEWETT

We considered the report of the application which was presented with one reason for refusal, as outlined in the report.

The application had previously been presented to Planning Committee on 7th November 2017 with a recommendation for approval and following some decorative design alterations was re-presented to the Committee on the 5th December 2017 with the same recommendation for approval. Following the design amendments, The Committee had still considered that the design was incongruous in respect of the existing parent dwelling within the site and detracted from the character and appearance of the existing dwelling and the surrounding area, contrary to DES1 c) of the Monmouthshire Local Development Plan. The orientation of the roof was at odds with the main dwelling and its detachment from the main house via a link appeared visually weak. It was considered that an alternative design re-configuring the roof to reflect that of the main house with dormers in the roof and a lower roof height would ensure the proposed annexe was more visually sympathetic to the house. Attaching the annexe to the house would also make the overall design more coherent. The Planning Committee had resolved that the application should be refused on design grounds and the application should be re-presented to Committee with a reason for refusal.

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Having considered the report of the application, it was proposed by County Councillor P. Clarke and seconded by County Councillor D. Evans that application DC/2017/00651 be refused for the reason as outlined in the report.

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

For refusal	-	13
Against refusal	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DC/2017/00651 be refused for the reason as outlined in the report.

6. Appeal decision - Land opposite Llancayo House

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been made on 7th June 2017. Site: Llancayo House, Llancayo, Usk.

Appeal A: APP/E6840/C/17/3169691 - Site address: Land opposite Llancayo House, Llancayo, Usk.

Decision:

The appeal is allowed in respect of ground (g) only, but otherwise dismissed. The Enforcement Notice be corrected and varied by:

- The addition of the words “sheds”, “septic tank” and “generator” to Requirement (ii) of Schedule 4 so that it reads as follows “Remove all associated vehicles, sheds, septic tank, generator, gas containers and other extraneous materials from this site’.
- The re-wording of Requirement (iii) of Schedule 4 from “Remove the hardstanding completely from the land” to “Remove completely from the land the hardstanding to yard area currently occupied by caravans”.
- The deletion of the words “Time for compliance: 2 calendar months from the date this Notice takes effect” and their replacement with the words “Time for compliance: 12 calendar months from the date this Notice takes effect”.

Subject to these variations the Enforcement Notice is upheld.

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Appeal B: APP/E6840/A/17/3169689 - Site address: New Stables, Abergavenny Road, Llancayo, Usk, Monmouthshire NP15 1JF.

Decision|:

The appeal is dismissed.

7. Appeal decision - Sumach House, Newbridge on Usk

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been made on the 22nd November 2017. Site: Sumach House, Newbridge Lane, Newbridge on Usk.

We noted that the appeal is allowed and planning permission is granted for a timber frame single storey garage and summer room at Sumach House, Newbridge Lane, Newbridge on Usk, Monmouthshire, NP15 1LY in accordance with the terms of the application, Ref DC/2017/00697, dated 25th September 2016 subject to the following conditions:

- 1) The development shall begin no later than five years from the date of this decision.
- 2) The development shall be carried out in accordance with the following approved plans and documents: Location Plan 1:2500, Site Plan 1:500, Plan Layout 1:50, North Elevation, South Elevation, West Elevation.
- 3) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

8. Appeal decision - Wyndcliffe Court, St Arvans

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been made on the 22nd November 2017. Site: Wyndcliffe Court, Penterry Lane, St Arvans.

We noted that the appeal had been dismissed.

County Councillor A. Webb expressed her thanks for the considerable work undertaken by the Heritage team.

9. New appeals received - 27th October to 20th December 2017

We noted the new appeals received between 27th October and 20th December 2017.

In doing so, it was noted that the address for application DC/2017/00524 - Llan y Nant Farm, Trellech Grange, NP16 6QN, might require amending.

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10. Development Management Enhanced Services Proposals

We received a report by the Head of Planning, Housing and Place Shaping regarding a proposal to establish additional fast-track and fee-earning services, for an enhanced level of customer service for additional development management services. Cabinet Member authorisation will be sought for these services but they will be rolled out as and when officer resources allow and customer demand is identified.

Having received the report, the following points were noted:

- Concern was expressed that a two tier service might be provided.
- Applicants will not be disadvantaged.
- The level of fees are a fraction of what is being spent on the developments.
- The statutory fee is explicit in the regulations.
- The priority is about focussing on achieving the outcome of the application.
- Success of the proposal, if approved, will be reported as a part of the Annual Performance report.

We resolved:

To endorse the following proposals, for subsequent consideration and authorisation by the Cabinet Member for Enterprise:

- The introduction of additional fast track services and associated future fee increases as set out in the report and in Appendix A from 1st March 2018.
- The introduction of new fee income services involving charging for fast track discharge of conditions for listed building consent and planning applications.
- To authorise the Head of Planning, Housing and Place-Shaping to agree Planning Performance Agreements where suitable.

The meeting ended at 3.17 pm.