

MONMOUTHSHIRE COUNTY COUNCIL

Minutes of the meeting of Planning Committee held at The Council Chamber, County Hall, Rhadyr, Usk, NP15 1GA on Tuesday, 1st May, 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. Dovey, D. Evans, M. Feakins, R. Harris, J. Higginson, G. Howard,
P. Murphy, M. Powell, and A. Webb

County Councillor A. Easson attended the meeting by invitation of
the Chair.

County Councillor D. Evans left the meeting due to his personal and prejudicial interest in respect of applications DM/2018/00380 and DM/2018/00381 but did not return to the meeting following determination of these applications.

OFFICERS IN ATTENDANCE:

Mark Hand	Head of Planning, Housing and Place-Shaping
Philip Thomas	Development Services Manager
Craig O'Connor	Development Management Area Manager
Andrew Jones	Development Management Area Manager
Robert Tranter	Head of Legal Services & Monitoring Officer
Amy Longford	Heritage Manager
Jonathan Morgan	Senior Heritage Officer
Molly Edwards	Heritage Monitoring Officer
Richard Williams	Democratic Services Officer

APOLOGIES:

None.

1. Declarations of Interest

County Councillor D. Evans declared a personal and prejudicial interest pursuant to the Member's Code of Conduct in respect of planning applications DM/2018/00380 and DM/2018/00381, as he is a member of Monmouthshire Housing Association and also a tenant.

County Councillor A. Webb declared a personal and prejudicial interest pursuant to the Member's Code of Conduct in respect of planning applications DM/2018/00380 and DM/2018/00381, as she serves on the Monmouthshire Housing Association Board.

2. Confirmation of Minutes

The minutes of the Planning Committee meeting held on 10th April 2018 were confirmed and signed by the Chairman.

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3. APPLICATION DC/2016/01146 - AMENDMENT TO PHYSICAL BOUNDARY LOCATION AND CHANGE OF USE FROM AGRICULTURAL USE TO RESIDENTIAL CURTILAGE - PLOTS D6 - D10. 7-11 JAMES JONES CLOSE, LLANFOIST

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

The application had been presented to Planning Committee on 10th April 2018 with a recommendation for approval. However, the application had been deferred to explore whether a hedge outside the applicant's ownership could be planted and maintained. Following discussions between the applicant, local Member and Officers, it was suggested that the trellis style fence be painted dark green (Forest Green) to help it to blend into the vegetation below. It was also anticipated that existing and proposed planting behind the trellis within the applicant's own land would, in time, grow and further soften the appearance of the fence. The application had therefore been recommended for approval with the following additional condition:

The outer (most northern) fence shall be painted 'Forest Green' in accordance with the details submitted by email dated 18th April 2018, within six weeks of the date of this decision and shall be maintained in that colour or a near equivalent in perpetuity.

Reason: To protect the appearance of the landscape and the Abergavenny Conservation Area.

The local Member for Llanfoist, also a Planning Committee Member, informed the Committee that for future applications of a similar nature to this application, there is a need to control permitted development rights to ensure the boundaries at the front and rear of properties, where they are visible to the public realm, are appropriately designed.

Having considered the report of the application and the views expressed by the local Member, it was proposed by County Councillor R. Harris and seconded by County Councillor D. Evans that application DC/2016/01146 be approved subject to the conditions, as outlined in the report.

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

For approval	-	14
Against approval	-	0
Abstentions	-	1

The proposition was carried.

We resolved that application DC/2016/01146 be approved subject to the conditions as outlined in the report.

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4. APPLICATION DC/2018/00001 - ERECTION OF FIVE NEW DWELLINGS AND ASSOCIATED CURTILAGES AND PARKING AND NEW ACCESS. GLANUSK FARM, KEMEYS ROAD, LLANFAIR KILGEDDIN, MONMOUTHSHIRE, NP7 9BE

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

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

- Visitor parking spaces were available on a first come first served basis.
- With regard to the adoption of the road on the site and visitors car parking spaces, this will be a matter for the developer to take forward.
- Drainage matters will be addressed at the reserved matters stage.
- There is a need for affordable housing at this location.
- The plot of land has been used in a positive way.
- It was suggested that a discussion could be held with the applicant that construction traffic could be taken via a nearby field avoiding Gethin Place, without having to implement a condition. However, officers considered that the most appropriate way to achieve this would be via a condition, otherwise, it would be a voluntary request with no powers to enforce it. Highways, who would be consulted on any subsequent discharge of condition application, would decide the best option for accessing the site.
- A footpath along Gethin Place could not be provided as there is considerable privately owned fencing and hedges along this route. Traffic is likely to be travelling slowly along this route due to the narrowness of the road and there is likely to be on street parking. The route acts like a shared space. Additional traffic generated will be minimal along the narrow highway.
- A condition regarding a construction management plan could be added pre-commencement rather than being submitted as part of the submission of reserved matters.

It was proposed by County Councillor G. Howard and seconded by County Councillor M. Feakins that application DC/2018/00001 be approved subject to the four conditions, as outlined in the report and subject to a Section 106 Legal Agreement. An additional condition regarding a construction management plan would also be added.

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

For approval	-	15
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DC/2018/00001 be approved subject to the four conditions, as outlined in the report and subject to a Section 106 Legal Agreement. An additional condition regarding a construction management plan would also be added.

5. APPLICATION DM/2018/00380 - ERECTION OF FOUR NO. ONE-BEDROOM TERRACED MEWS TYPE DWELLINGS, WITH CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS. LAND AT ELM ROAD, CALDICOT- REDUNDANT GARAGE BLOCKS

We considered the report of the application, and late correspondence, which was recommended for approval subject to the conditions as outlined in the report and subject to a legal agreement to ensure that the dwellings are for affordable housing provision in perpetuity.

Having spoken with the developer, Monmouthshire Housing Association, it was recommended that a condition be added that the developer works with local residents to ensure that the correct retaining wall and boundary development is put in place.

Monmouthshire Housing Association was looking for some of the conditions to be amended to allow commencement of the development to begin earlier via a phased process. If the application were approved then the application would be referred to the Delegation Panel to approve the amended conditions.

The local Member for Dewstow, attending the meeting by invitation of the Chair, outlined the following points:

- The local Member supports the development.
- Late correspondence regarding the water run-off has been received. Concern was expressed regarding the permeability of the ground and a request was made for the drainage system to be looked at again.
- There is a sump drain in nearby gardens. There is already drainage in place within the site which could be utilised as a drainage system. This would avoid run-off from the development area onto Elm Road.

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Having received the report of the application and the views expressed by the local Member, the following points were noted:

- Some Members expressed their support for the application, as it provides much needed affordable housing to the area.
- The development will enhance the area in comparison to what currently exists on this site.
- Concern was expressed regarding the drainage issues that had been identified. In response to a question raised regarding preventing surface water from joining the sewage system, it was noted that Welsh Water operates a standard requirement that surface water cannot be directed into the sewer system but has to be directed into an alternative drainage system.
- Parking provision could be increased. However, it was noted that the removal of two of the units from six to four had helped in providing a wider access and had improved parking provision to a degree.
- The design of the proposed dwellings is subjective, in that some Members expressed their support for the innovative design. However, other Members expressed concern that the design was inappropriate and might not age well.
- Concern was expressed regarding the metal roofing. It was noted that the roof had been discussed with the developer. Monmouthshire Housing Association were aiming to create a modern contemporary design that was cost effective. This matter had been robustly investigated with regard to its sustainability.
- The proposed dwellings have been positioned and designed to be energy efficient and sustainable and to help insulate the buildings. In time, the developer will be looking to place solar panels onto the dwellings, subject to planning consent.
- The noise of the metal roof and insulation of the building has been raised with the developer. It was noted that the insulation provided within the properties will help in reducing any noise levels generated via the roofs.
- There is a condition relating to surface water for a detailed surface water management plan to be implemented.
- The current surface at the site is impermeable (900sq.m). approval of the application will reduce the surface by two thirds (300sq.m). Therefore, permeability of the site will be increased. The landscaping of the site will aid in the permeability of the site and the guttering on the proposed dwellings will take water run off to a soakaway that will be approved by Building Control.
- Foul sewerage provision will be a matter for the developer to liaise with Welsh Water to address this matter.

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It was proposed by County Councillor R.J. Higginson and seconded by County Councillor A. Davies that application DM/2018/00380 be approved subject to the conditions, as outlined in the report and subject to a section 106 legal agreement to ensure that the dwellings are for affordable housing provision in perpetuity.

As Monmouthshire Housing Association was looking for some of the conditions to be amended to allow commencement of the development to begin earlier via a phased process, the application will be referred to the Delegation Panel to approve the amended conditions.

For approval	-	10
Against approval	-	1
Abstentions	-	2

The proposition was carried.

We resolved that application DM/2018/00380 be approved subject to the conditions, as outlined in the report and subject to a section 106 legal agreement to ensure that the dwellings are for affordable housing provision in perpetuity.

As Monmouthshire Housing Association was looking for some of the conditions to be amended to allow commencement of the development to begin earlier via a phased process, the application will be referred to the Delegation Panel to approve the amended conditions.

6. APPLICATION DM/2018/00381 - ERECTION OF FOUR NO. ONE-BEDROOM TERRACED BUNGALOWS, WITH CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS. LAND AT CROESONEN ROAD (GARAGE BLOCKS), ABERGAVENNY, NP7 6HR

We considered the report of the application, and late correspondence, which was recommended for approval subject to the conditions, as outlined in the report and subject to a legal agreement to ensure that the dwellings are for affordable housing provision in perpetuity.

Monmouthshire Housing Association was looking for some of the conditions to be amended to allow commencement of the development to begin earlier via a phased process. If the application were approved then the application would be referred to the Delegation Panel to approve the amended conditions.

The local Member, County Councillor R. Harris, also a Planning Committee Member, informed the Committee that the proposed development provided an excellent use of the plot of land and approval of the application would considerably enhance the area.

Having considered the report of the application and the views expressed by the local Member, the following points were noted:

- Support was expressed for the design of the proposed dwellings.

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- When this development and the development in Caldicot (the previous application) have been completed, the Planning Committee Design Tour will visit both developments.
- The amount of render to be used in the proposed development was considered to be excessive. The applicant could consider using a spar dash finish.
- The chimneys could be scaled down in size.
- The car parking provision is good.

It was proposed by County Councillor R. Harris and seconded by County Councillor M. Powell that application DM/2018/00381 be approved subject to the conditions, as outlined in the report and subject to a section 106 legal agreement to ensure that the dwellings are for affordable housing provision in perpetuity.

As Monmouthshire Housing Association was looking for some of the conditions to be amended to allow commencement of the development to begin earlier via a phased process, the application will be referred to the Delegation Panel to approve the amended conditions.

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/2018/00381 be approved subject to the conditions, as outlined in the report and subject to a section 106 legal agreement to ensure that the dwellings are for affordable housing provision in perpetuity.

As Monmouthshire Housing Association was looking for some of the conditions to be amended to allow commencement of the development to begin earlier via a phased process, the application will be referred to the Delegation Panel to approve the amended conditions.

7. Appeal Decision - Llan y Nant Farm, Trellech Grange

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been made on 8th February 2018. Site: Llan y Nant Farm, Trellech Grange.

The appeal had been dismissed.

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8. Appeal Decision - Parklands, Llandogo, Monmouth

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been made on 27th March 2018. Site: Parklands, Llandogo, Monmouth.

The appeal had been allowed and planning permission had been granted for a new vehicular access to Parklands, to separate access from holiday let within grounds, to provide secure garden to Parklands at Parklands, Llandogo, Monmouth, Monmouthshire NP25 4TW in accordance with the terms of the application, Ref DC/2017/01265, dated 14 September 2017, and the plans submitted with it subject to the following conditions:

- (i) The development shall begin no later than five years from the date of this decision.
- (ii) The development shall be carried out fully in accordance with the details shown on Drawing Ref BP2609/00 prior to the beneficial use of the access hereby approved.
- (iii) No structure, erection or planting exceeding 0.9metres in height shall be placed, erected or grown in the visibility splay.
- (iv) No surface water shall be permitted to drain from the site onto the adjoining highway or into the highway drainage system.

9. LISTED BUILDING CONSENT DELEGATION - Annual Report from 1st March 2017 to 28th February 2018

We received a report which outlined all work undertaken by the Heritage team in terms of heritage management in line with the terms of the scheme of delegation agreed with Cadw.

In doing so, the following points were noted:

- The Heritage Manager would liaise with Members individually after the meeting to address issues raised regarding specific cases.
- The report is presented annually to Cadw. However, it could also be presented annually to the Planning Committee, as well as all Members of the Authority.
- Most other local authorities have just one Heritage Conservation Officer. However, Monmouthshire has more officers. In comparison, Monmouthshire undertakes all of the work required, and is not just a consultee, as in other authorities. Therefore, Monmouthshire requires more staff to undertake these duties.

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- Collaborative and team working is important. However, it will be important to maintain a strong leadership in Monmouthshire regarding the protection of its heritage.
- Positive feedback has been received from the public regarding paid / additional for services.
- Listed building applications are free.

We thanked officers for presenting the report and resolved to receive the Listed Building Consent Delegation annual report in 12 months time.

The meeting ended at 3.50 pm.