

# MONMOUTHSHIRE COUNTY COUNCIL

## Minutes of the meeting of Planning Committee

County Hall, Usk - Remote Attendance on Tuesday, 3rd August, 2021 at 2.00 pm

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

County Councillors: J. Becker, L. Brown, A. Davies, A. Easson,  
D. Evans, R. Harris, G. Howard, P. Jordan, 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
Denzil – John Turbevill	Commercial Solicitor
Richard Williams	Democratic Services Officer

### APOLOGIES:

County Councillors: M. Feakins, J. Higginson, P. Murphy and M. Powell

#### 1. Declarations of Interest

None received.

#### 2. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 6<sup>th</sup> July 2021 were confirmed and signed by the Chair.

#### 3. Application DM/2020/01801 - Use of domestic garage as a dwelling for a temporary period while building works are undertaken on a consented barn conversion. Campston Mill, Barry-Cathlea Road, Llanvihangel Crucorney, Monmouthshire, NP7 8EF

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

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

- Consideration should be given to amending condition 2, as follows:
  - The use of the building as a dwelling shall cease on or before 14th November 2022 or as soon as the cottage approved under application DM/2018/01956 is brought into beneficial use, whichever is the sooner and returned to garage use.
- With regard to the date of 14<sup>th</sup> November 2022 in which the use of the building as a dwelling shall cease on or before this date, it was noted that the construction industry is experiencing difficult times making it difficult for contractors to

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complete works on time. Therefore, some flexibility should be considered in respect of this date.

- In response to a question raised, the Development Management Area Manager informed the Committee that the building does have an upper floor. The use of the building would encompass upper floor and lower floor with the use of the building being self-contained living accommodation. The building could only be used for ancillary use when it returns to being a garage. Condition 2 could therefore be amended as follows:
  - The use of the building as a self-contained dwelling shall cease on or before 14th November 2022 or as soon as the cottage approved under application DM/2018/01956 is brought into beneficial use, whichever is the sooner and returned to ancillary residential use.

It was proposed by County Councillor D. Evans and seconded by County Councillor P. Clarke that application DM/2020/01801 be approved subject to the two conditions outlined in the report and that Condition 2 be amended as follows:

The use of the building as a self-contained dwelling shall cease on or before 14th November 2022 or as soon as the cottage approved under application DM/2018/01956 is brought into beneficial use, whichever is the sooner and returned to ancillary residential use.

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

In favour of the application	-	11
Against the application	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2020/01801 be approved subject to the two conditions outlined in the report and that Condition 2 be amended as follows:

The use of the building as a self-contained dwelling shall cease on or before 14th November 2022 or as soon as the cottage approved under application DM/2018/01956 is brought into beneficial use, whichever is the sooner and returned to ancillary residential use.

#### **4. Application DM/2021/00771 - Full Planning Permission - Provision of timber decking under the existing outside seating area. The decking will include four steps and a hand rail. Wye Knot Restaurant, 18A The Back, Chepstow**

Application DM/2020/00771 was withdrawn from the agenda to enable further discussions to take place involving Monmouthshire County Council officers and the applicant.

Following these discussions the application will be presented to a future meeting of Planning Committee for consideration.

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## **5. FOR INFORMATION - The Planning Inspectorate - Appeals Decisions Received:**

### **5.1. Her Majesty's Prison Usk, Maryport Street, Usk**

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at Her Majesty's Prison Usk, Maryport Street, Usk, on 14<sup>th</sup> May 2021.

We noted that the appeal had been dismissed.

**The meeting ended at 2.33 pm.**