

MONMOUTHSHIRE COUNTY COUNCIL

Minutes of the meeting of Planning Committee County Hall, Usk - Remote Attendance Tuesday, 1st February, 2022 at 2.00 pm

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

County Councillors: J. Becker, L. Brown, A. Easson, 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
Denzil – John Turbervill	Commercial Solicitor
Richard Williams	Democratic Services Officer

APOLOGIES:

County Councillor A. Davies

County Councillor J. Becker joined the meeting during consideration of application DM/2021/01277. He did not take part in the discussion or voting in respect of this matter.

County Councillor A. Easson left the meeting following determination of application DM/2021/01421 and did not return.

1. Appointment of Vice-Chair

We appointed County Councillor P. Jordan as Vice-Chair.

2. Declarations of Interest

None received.

3. Confirmation of Minutes

We agreed to defer consideration of the minutes of the Planning Committee meeting dated 12th January 2022 until the next Planning Committee meeting to allow the Committee's legal representative to review the recording of the meeting with a view to clarifying the accuracy of the minutes in relation to a paragraph on page 10 in respect of application DM/2019/01937.

MONMOUTHSHIRE COUNTY COUNCIL

Minutes of the meeting of Planning Committee County Hall, Usk - Remote Attendance Tuesday, 1st February, 2022 at 2.00 pm

4. Application DM/2021/01277 - Retention of existing 100-seater stand. Proposed 100 seated stand, proposed 50 seated stand and extension to car park. Chepstow Town AFC, Larkfield Park, Chepstow, NP16 5PR

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

The local Member for Larkfield attended the meeting by invitation of the Chair and outlined the following points:

- The football club needs to develop the ground so that it is compliant with the Football Association for Wales' criteria in order for the club to progress further within its league structure.
- The club is located within a residential area and needs to take its corporate social responsibility seriously as a good neighbour.
- There are local concerns regarding its current capacity and its ability to manage match day traffic and traffic related to football tournaments held at the club. The additional proposals have heightened concerns.
- It had been stressed that the club needed to evidence the steps it will take to manage both onsite parking and off-road traffic. This needs to be undertaken via a Traffic Management Plan and with an active partnership with the Police to avoid additional match day stress on street residential parking. The revised plans for the addition of onsite parking capacity and the development of a Traffic Management Plan goes some way to addressing the concerns of residents. The plan is reliant on properly trained volunteers.
- The local Member highlighted the Highways Department's response outlined in the report. It was considered that a review mechanism needed to be established to afford all stakeholders the opportunity to evaluate how successful the implementation of the plan has been and whether further steps such as traffic regulations are required in the future.
- The Traffic Management Plan should be enacted before the development has been completed to address the traffic stress that already exists.
- Having reviewed the plans, it looks as if the visual impact of the siting of the two new stands will be limited. However, it was considered that the Committee needed to assess the siting of the stands for itself before determination of the application.
- The club needs to find a way of co-existing with residents and ensure that any impact now and in the future is properly managed and mitigated.

MONMOUTHSHIRE COUNTY COUNCIL

Minutes of the meeting of Planning Committee County Hall, Usk - Remote Attendance Tuesday, 1st February, 2022 at 2.00 pm

The Development Services Manager responded as follows:

- A response from the Police has not yet been received.
- Having received comments from the Highways Department it was considered that the scheme is workable and is an improvement on the current situation.
- The Highways Department is in agreement with the proposed scheme subject to conditions.
- The condition relating to the Traffic Management Plan commences from the date of planning permission.
- There are no grounds to object to the proposal based on the level of parking and the provision of a Traffic Management Plan is a vast improvement on the existing situation.
- Enforcement of any parking issues would be a matter for the Police and the Highways Department to address.

Having received the report, the following points were noted:

- There is a need to support the Club in its development.
- The Club is applying retrospectively for an existing stand. It was considered that it would be appropriate to seek the implementation of a Traffic Management Plan with enforcement being addressed via the Police and the Highways Department.
- An additional condition could not be added to implement a traffic regulation order in the vicinity of the Club as this would be covered via Highways Act legislation and did not fall within the remit of Planning legislation.

The local Member summed up as follows:

- It is unfortunate that the Police have not yet been able to comment on this application.
- It was hoped that the County Council could be a facilitator regarding engagement between the Club and the Police to ensure that appropriate training of volunteers is undertaken.
- The Highways Department has highlighted the current stress on residential streets. With the expansion of the facilities the stress will be exacerbated unless it is properly managed.

MONMOUTHSHIRE COUNTY COUNCIL

Minutes of the meeting of Planning Committee County Hall, Usk - Remote Attendance Tuesday, 1st February, 2022 at 2.00 pm

- A prohibition of parking order or residential parking only might need to be considered and consulted upon should the Traffic Management Plan fail to address the highways issues.

It was proposed by County Councillor P. Murphy and seconded by County Councillor G. Howard that application DM/2021/01277 be approved subject to the conditions outlined in the report.

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

For approval	-	12
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2021/01277 be approved subject to the conditions outlined in the report.

5. Application DM/2021/01367 - Change of use of building from offices to single dwelling with associated works. Ashbourne House, 33 Bridge Street, Chepstow

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

The local Member for St. Mary's, also a Planning Committee Member, informed the Committee that he welcomed the application and the return of the property to a residential setting providing better amenity for the neighbours.

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

- Sound insulation measures in the building should be considered in view of the adjacent property being in A3 use. The Development Services Manager informed the Committee that an informative could be added to consider this matter.
- The application is a sensible proposition to bring the property back into residential use.

It was proposed by County Councillor J. Becker and seconded by County Councillor P. Murphy that application DM/2021/01367 be approved subject to the conditions outlined in the report and that an informative be added to consider the need for sound insulation measures in the building in view of the adjacent property being in A3 use.

MONMOUTHSHIRE COUNTY COUNCIL

Minutes of the meeting of Planning Committee County Hall, Usk - Remote Attendance Tuesday, 1st February, 2022 at 2.00 pm

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/2021/01367 be approved subject to the conditions outlined in the report and that an informative be added to consider the need for sound insulation measures in the building in view of the adjacent property being in A3 use.

6. Application DM/2021/01421 - Installation of new solar panels to roofs of existing railway carriages. Old Station, Tintern, Chepstow, NP16 7NX

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

The local Member for St. Arvans, also a Planning Committee Member, expressed her support for the application and welcomed the addition of the panels as it concurs with the Council's commitment to its carbon reduction policy.

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

- Approval of the application will enhance the local area.
- In response to a question in respect of objections raised by Friends of Tintern Station in respect of this application, outlined in the report, it was noted that Planning officers were satisfied that the application did not cause unacceptable harm to the area.

It was proposed by County Councillor A. Webb and seconded by County Councillor J. Becker that application DM/2021/01421 be approved subject to the 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/2021/01421 be approved subject to the conditions outlined in the report.

MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the meeting of Planning Committee
County Hall, Usk - Remote Attendance
Tuesday, 1st February, 2022 at 2.00 pm**

7. FOR INFORMATION - The Planning Inspectorate - Appeals Decisions Received:

7.1. Ravensnest Fishery, Ravensnest Wood Road, Tintern

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at Ravensnest Fishery, Ravensnest Wood Road, Tintern on 22nd November 2021.

We noted that the appeal had been dismissed.

The local Member for St. Arvans thanked the Planning Officers for their work in respect of this matter.

The meeting ended at 3.14 pm.