

MONMOUTHSHIRE COUNTY COUNCIL

Minutes of the meeting of Planning Committee held at The Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA with remote attendance on Tuesday, 2nd May, 2023 at 2.00 pm

PRESENT: County Councillor: Phil Murphy (Chairman)
County Councillor: Dale Rooke (Vice Chairman)

County Councillors: Jill Bond, Fay Bromfield, Emma Bryn, Jan Butler,
Ben Callard, John Crook, Tony Easson, Steven Garratt,
Meirion Howells, Su McConnel, Jayne McKenna, Maureen Powell
and Ann Webb

OFFICERS IN ATTENDANCE:

Craig O'Connor	Head of Planning
Philip Thomas	Development Services Manager
Andrew Jones	Development Management Area Team Manager
Paige Moseley	Solicitor
Richard Williams	Democratic Services Officer

County Councillor Ann Webb joined the meeting during consideration of application DM/2022/00848. She therefore took no part in the discussion or voting for this application.

County Councillor Ann Webb left the meeting following determination of application DM/2022/01800 and did not return.

County Councillor Tony Easson left the meeting during the presentation of the appeals decisions received and did not return.

APOLOGIES:

County Councillor Sue Riley

1. Declarations of Interest

County Councillor Emma Bryn declared a personal, non-prejudicial interest pursuant to the Members' Code of Conduct in respect of application DM/2022/01800, as she had assisted with the feasibility study collecting data needed to persist with the initial study into the viability of the project, speaking with users and interested parties. She addressed the Committee but left the meeting shortly afterwards taking no part in the voting procedure for this application.

2. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 4th April 2023 were confirmed and signed by the Chair.

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3. **Application DM/2022/00848 - Conversion of a former day centre to provide for 6 no. residential apartments, alongside the construction of a new building consisting of 9 no. residential apartments. Associated change of use from class D1 to C3, parking, widening of existing driveway and landscaping works. Boverton House Day Centre, Bulwark Road, Chepstow, NP16 5JE**

We considered the report of the application and late correspondence which was recommended for approval subject to the conditions outlined in the report and subject to a S106 Legal Agreement.

In noting the detail of the application, the following points were identified:

- The boundary wall will be retained.
- There will be shared amenity space for the users within the site. There are also recreation areas located nearby.
- The developer would be encouraged to fit e-bike charging points in or near the proposed bike parking shelter, as well as providing outside charging points for electric mobility scooters.
- The existing extension will be re-rendered and re-painted.
- Three Registered Social Landlords (RSLs) had been approached with a view to developing on the site. However, it had been identified that it would be difficult for an RSL to share the management and maintenance of a building with a private landlord. Therefore, none of the RSLs took up the offer to develop on the site. A contribution towards affordable housing off site will be received should the development be approved. A viability review would be inserted in the S106 agreement to be triggered if development is not commenced within 18 months of the date of permission.
- The site is in walking distance to public transport hubs. A reasonable level of parking provision will be provided on site. Each apartment will be provided with at least one parking space, with some having two spaces.

It was proposed by County Councillor Jayne McKenna and seconded by County Councillor Ben Callard that application DM/2022/00848 be approved subject to the conditions outlined in the report and subject to a S106 Legal Agreement. A viability review would be inserted into the S106 Legal Agreement to be triggered if development is not commenced within 18 months of the date of permission. Also, the developer would be encouraged to fit e-bike charging points in or near the proposed bike parking shelter, as well as providing outside charging points for electric mobility scooters.

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

In favour of the proposition	-	14
Against the proposition	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2022/00848 be approved subject to the conditions outlined in the report and subject to a S106 Legal Agreement. A viability review would be inserted into the S106 Legal Agreement to be triggered if development is not commenced within 18 months of the date of permission. Also, the developer would be encouraged to fit e-bike charging points in or near the proposed bike parking shelter, as well as providing outside charging points for electric mobility scooters.

4. Application DM/2022/01800 - Erection of a single span single arch curved bridge across the River Wye including landscaping on the east and west bank and public realm improvements. Land north of Wye Bridge, Monmouth

We considered the report of the application and late correspondence which was recommended for approval subject to the conditions outlined in the report and subject to Natural Resources Wales (NRW) endorsing the Habitats Regulations Appraisal (HRA).

The local Member for Wyesham, also a Planning Committee Member, outlined the following points:

- In November 2017 local residents put forward the idea of a pedestrian bridge at Wyesham to the local Authority.
- For many years pedestrians and cyclists have had to use the current road bridge to cross the river. Residents have had to contend with Heavy Goods Vehicles (HGVs), pollution, lack of cycling facilities and the lack of safe links to Wyesham and beyond.
- Monmouth Town Council Active Travel Steering Group had been established and with Monmouthshire County Council officers the initial feasibility Study had identified the need for an active travel bridge at this location.
- Local volunteers had spent their time collecting the data required to secure Welsh Government funding. Local people had been the driver of this proposed scheme.
- The road has very high volumes of traffic accessing the Forest of Dean and the M50 motorway. It was considered that this will only increase in the future with proposed housing development scheduled in the Forest of Dean.

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- The local Member provided the Committee with statistical data to support the need for an active travel bridge across the river Wye at Wyesham.
- The existing bridge is the only route the Wyesham residents can use to access education, work and the town and must share this road with HGVs and other vehicles. Unsupervised school children are most at risk from such heavy flows of traffic during peak periods of traffic flow over the bridge.
- The bridge forms part of the designated trails, the Wye Valley Walk, Offa's Dyke National Trail and is a vital link in the national cycle network.

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

- With regard to accessibility for people with impaired vision, officers would discuss with the developer whether they have had dialogue with Sight Cymru and any other expert interest groups that could provide advice on this matter. It was noted that an accessibility stakeholder meeting had been held on 9th March 2023 regarding visually impaired people.
- The existing bridge is no longer safe for cyclists and pedestrians.
- There are no proposed cycle parking areas to be located by Monmouth Rowing Club. However, officers could put this matter to the applicant for consideration.
- There is a condition in the report of the application for a construction traffic management plan which could address the matter relating to the use of the nearby car park by construction workers with a view to minimising any disruption.
- In response to a question raised regarding how local residents in nearby cottages might be affected by the proposed new bridge, it was noted that the walkway will be in the region of 40 metres from the nearest windows of these properties and 25 metres to the nearest part of the gardens. The bridge will be elevated and will have a 1.8 metre screen. The lighting on the bridge will be low key along the decked area and there will be no light spill from the bridge itself into the surroundings.
- A construction traffic management plan will be established to minimise disruption on the site.
- Officers will liaise with the applicant to investigate whether PIR lighting will work on the bridge and ramps.
- Discussions will be held with the developer to ensure that vegetation is maintained at a low level to improve visibility along the path near the access to the A40 to ensure cyclists and pedestrians can be seen.

It was proposed by County Councillor Jayne McKenna and seconded by County Councillor Maureen Powell that application DM/2022/01800 be approved subject to the

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conditions outlined in the report and subject to Natural Resources Wales (NRW) endorsing the Habitats Regulations Appraisal (HRA). Also, a revised plan to be presented to the Delegation Panel for approval to show the car park on the western bank to have parking spaces for two vans and trailers for the local kayaking businesses to use; ask the applicant to look at the right angle of the path on the western bank to splay it or make sure the planting alongside it does not obscure visibility for path users; the applicant to investigate whether PIR lighting would work on the bridge and ramps.

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

In favour of the proposal	-	14
Against proposal	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2022/01800 be approved subject to the conditions outlined in the report and subject to Natural Resources Wales (NRW) endorsing the Habitats Regulations Appraisal (HRA). Also, a revised plan to be presented to the Delegation Panel for approval to show the car park on the western bank to have parking spaces for two vans and trailers for the local kayaking businesses to use; ask the applicant to look at the right angle of the path on the western bank to splay it or make sure the planting alongside it does not obscure visibility for path users; the applicant to investigate whether PIR lighting would work on the bridge and ramps.

5. Application DM/2022/01831 - Improvements to the existing pedestrian and cycle connectivity across Castle Meadows by providing Active Travel compliant routes. Including the upgrade of existing routes, access points and the replacement of the existing footbridge over the River Gavenny. Land At Castle Meadows, Abergavenny, Monmouthshire

Application DM/2022/01831 had been withdrawn shortly before the Planning Committee commenced with a view to it being presented to a future meeting for consideration.

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

6.1. Cefn Coed Farm, Nannys Lane, Kingcoed

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at Cefn Coed Farm, Nannys Lane, Kingcoed on 14th February 2023.

We noted that the appeal had been allowed, and planning permission had been granted for the erection of a porch on the northern elevation at Cefn Coed Farm, Nannys Lane, Kingcoed, NP15 1DS, in accordance with the terms of the application, Ref DM/2022/01298 dated 5th September 2022, subject to the conditions set out in the schedule to the decision letter.

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6.2. Pathways, Vinegar Hill, Undy

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at Pathways, Vinegar Hill, Undy on 20th March 2023.

We noted that the appeal had been dismissed.

The meeting ended at 3.15 pm.