

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, 16th July, 2024 at 2.00 pm**

PRESENT: County Councillor Phil Murphy (Chair)
County Councillor Dale Rooke (Vice-Chair)

County Councillors: Jill Bond, Fay Bromfield, Sara Burch, Jan Butler,
Tony Easson, Steven Garratt, Meirion Howells, Su McConnel,
Jayne McKenna, Maureen Powell, Sue Riley and Ann Webb

County Councillors Paul Pavia and Tony Kear attended the meeting
by invitation of the Chair.

OFFICERS IN ATTENDANCE:

Craig O'Connor	Head of Placemaking
Philip Thomas	Development Services Manager
Andrew Jones	Development Management Area Team Manager
Amy Longford	Development Management Area Team Manager
Paige Moseley	Solicitor
John Pearson	Local Democracy Manager
Wendy Barnard	Democratic Services Officer

APOLOGIES:

County Councillors: Emma Bryn and John Crook

1. Declarations of Interest

None received.

2. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 4th June 2024 were confirmed and signed by the Chair.

3. Application DM/2020/01438 - Development of 15 dwellings (9 affordable and 6 open market) and other associated development and infrastructure. land off Ty Gwyn Road, Little Mill, NP4 0HU

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 Section 106 Agreement.

The application had been re-presented to Planning Committee following the decision to agree a motion to defer the application at the Planning Committee meeting on Tuesday 4th June 2024. The reason for the deferral was to enable formal consultation with Llanbadoc Community Council as well as County Councillors Tony Kear and Meirion Howells (Llanbadoc and Usk dual Ward).

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When the application was originally submitted in October 2020 the site sat within Goetre Fawr Community Council and the Goetre Fawr Ward. Accordingly, consultation at that time had been undertaken with Goetre Fawr Community Council and then Ward Member for Goetre Fawr, County Councillor Bryan Jones.

As noted in paragraph 1.3 of the report of the application, the application had been held in abeyance since early 2021. However, the administrative changes to Ward and Parish boundaries in May 2022 meant that the new Council and Members had not been consulted.

Further to the deferral at the June 2024 Planning Committee, the relevant consultations had been undertaken on 4th June 2024.

<https://www.youtube.com/live/LYMFQ4VELzc?si=Px9iPFjZwqXfV2JO&t=122>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Jan Butler and seconded by County Councillor Sara Burch that application DM/2020/01438 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement.

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

For approval	-	11
Against approval	-	2
Abstentions	-	0

The proposition was carried.

County Councillor Sue Riley did not vote in respect of this application as she had joined the meeting late.

We resolved that application DM/2020/01438 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement.

4. Application DM/2024/00549 - Full planning application for a change of use from C2 (Residential Care Home) to Sui Generis for temporary emergency accommodation for the homeless and associated works. Severn View Residential Home, Mounton Road, Chepstow, NP16 5BS

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 an additional condition relating to lighting.

<https://www.youtube.com/live/LYMFQ4VELzc?si=6FhfGfrb2TNJzz6m&t=1785>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Tony Easson and seconded by County Councillor Maureen Powell

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that application DM/2024/00549 be approved subject to the conditions outlined in the report and subject to an additional condition relating to lighting.

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

For approval	-	13
Against approval	-	1
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2024/00549 be approved subject to the conditions outlined in the report and subject to an additional condition relating to lighting.

5. Application DM/2024/00355 - Creation of a Travellers' site incorporating four bespoke family related pitches with one static and touring caravan and day/utility room per pitch, emergency flood access access, installation of private treatment plant and ecological enhancements (partially retrospective) - new Stables, land opposite Llancao House, Abergavenny Road, Llancao, Usk

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 appropriate assessment under the Habitats Regulations being agreed with Natural Resources Wales (NRW).

<https://www.youtube.com/live/LYMFQ4VELzc?si=rCcBYAfFLSg2Kuo2&t=6376>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Dale Rooke and seconded by County Councillor Maureen Powell that application DM/2024/00355 be approved subject to the conditions outlined in the report and subject to appropriate assessment under the Habitats Regulations being agreed with Natural Resources Wales (NRW).

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

For approval	-	14
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2024/00355 be approved subject to the conditions outlined in the report and subject to appropriate assessment under the Habitats Regulations being agreed with Natural Resources Wales (NRW).

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

https://www.youtube.com/live/LYMFQ4VELzc?si=G6pYYb_wR1aLwXGz&t=9662

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6.1. The Old Telephone Exchange, Crick Road, Crick

We received the Planning Inspectorate report which related to an appeal decision following site visits that had been held at The Old Telephone Exchange, Crick Road, Crick on 3rd May 2024.

We noted that the appeal had been dismissed.

The meeting ended at 4.45 pm.