

## MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the meeting of Planning Committee held  
at Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA with remote attendance  
on Tuesday, 6th August, 2024 at 2.00 pm**

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

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

### **OFFICERS IN ATTENDANCE:**

Craig O'Connor	Head of Placemaking
Andrew Jones	Development Management Area Team Manager
Amy Longford	Development Management Area Team Manager
Paige Moseley	Solicitor
Richard Williams	Democratic Services Officer

### **APOLOGIES:**

County Councillor Meirion Howells

#### **1. Declarations of Interest**

None received.

#### **2. Confirmation of Minutes**

The minutes of the Planning Committee meeting dated 16<sup>th</sup> July 2024 were confirmed and signed by the Chair.

[https://www.youtube.com/live/UkAu\\_BK9gb8?si=trW4xb9LspxvVN3Y&t=99](https://www.youtube.com/live/UkAu_BK9gb8?si=trW4xb9LspxvVN3Y&t=99)

#### **3. Application DM/2022/01815 - Demolition of original shop building, remodelling of the retained bed and breakfast accommodation to provide a four-bedroom detached dwelling, construction of four new dwellings in the form of two pairs of semi-detached two-bedroom homes and the construction of a new village shop with two bedroom (Store Manager's) flat over with associated external works (see concurrent Conservation Area Consent application: DM/2022/01835). Browns General Stores, Llandogo Road, Llandogo**

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. Also, that the following condition be added:

- Units 1,2,4 and 5 shall not be occupied until the retail premises has been constructed and completed. The reason being to safeguard the provision of the community facility in line with Policy CRF1.

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In noting the detail of the application and the views expressed, it was proposed by County Councillor Ann Webb and seconded by County Councillor Maureen Powell that application DM/2022/01815 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement. Also, that the following condition be added:

- Units 1,2,4 and 5 shall not be occupied until the retail premises has been constructed and completed. The reason being to safeguard the provision of the community facility in line with Policy CRF1.

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 DM/2022/01815 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement. Also, that the following condition be added:

- Units 1,2,4 and 5 shall not be occupied until the retail premises has been constructed and completed. The reason being to safeguard the provision of the community facility in line with Policy CRF1

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

[https://www.youtube.com/live/UkAu\\_BK9gb8?si=h1YYplYVKaA2nU5N&t=1618](https://www.youtube.com/live/UkAu_BK9gb8?si=h1YYplYVKaA2nU5N&t=1618)

##### **4.1. The Haven, Gypsy Crescent, Llanfoist**

We received the Planning Inspectorate report which related to an appeal decision following site visits that had been held at The Haven, Gypsy Crescent, Llanfoist on 11<sup>th</sup> June 2024.

We noted that the appeal had been dismissed.

**The meeting ended at 2.33 pm.**