

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, 14th January, 2025 at 2.00 pm**

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

County Councillors: Fay Bromfield, Emma Bryn, Jan Butler,
John Crook, Tony Easson, Steven Garratt, Meirion Howells,
Su McConnel, Jayne McKenna, Maureen Powell, Sue Riley,
Ann Webb and Laura Wright

County Councillors Louise Brown and Tony Kear attended the
meeting by invitation of the Chair.

OFFICERS IN ATTENDANCE:

Amy Longford	Head of Planning
Andrew Jones	Development Management Area Team Manager
Joanne Chase	Solicitor
Richard Ray	Paralegal
Richard Williams	Democratic Services Officer

APOLOGIES:

County Councillor Jill Bond

1. Declarations of Interest

County Councillor Laura Wright declared a personal and prejudicial interest pursuant to the Members' Code of Conduct in respect of application DM/2022/01525, as she has a pre-existing relationship with one of the objectors and organiser of the petition, Jay Shipley. Jay Shipley is the Deputy Principal Officer at Abergavenny Town Council. County Councillor Wright is also a Town Councillor, and she has informally discussed this application with Jay Shipley prior to joining Monmouthshire County Council's Planning Committee. County Councillor Wright agreed to read out a statement to the Planning Committee on Jay Shipley's behalf, in lieu of the ward member. She then left the meeting taking no part in the discussion or voting thereon.

<https://youtu.be/ZpeG2A-ofSM?si=B5WpJ6sUziAWkyvU&t=53>

2. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 3rd December 2024 were confirmed and signed by the Chair.

<https://youtu.be/ZpeG2A-ofSM?si=rwq7Z4GlrIS2W NXZ&t=93>

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3. Application DM/2023/01341 - Construction of a New Dwelling. 33 Maryport Street, Usk, NP15 1AE

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.

It was noted that the document titled Flood Consequence Assessment, 33 Maryport Street, Usk, Monmouthshire, NP15 1AE, Report Reference 199824-F01, prepared by Ashfield Solutions Group, dated 04/07/2024 was to be included in the list of approved plans and not the document prepared by JBA dated 25/08/2020 as set out in the committee report. Condition 5 would be updated accordingly.

<https://youtu.be/ZpeG2A-ofSM?si=si5B5A2r9gGlllpO&t=154>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Jan Butler and seconded by County Councillor Laura Wright that application DM/2023/01341 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement.

The document titled Flood Consequence Assessment, 33 Maryport Street, Usk, Monmouthshire, NP15 1AE, Report Reference 199824-F01, prepared by Ashfield Solutions Group, dated 04/07/2024 to be included in the list of approved plans and not the document prepared by JBA dated 25/08/2020 as set out in the committee report. Condition 5 to be updated accordingly.

County Councillor Tony Easson refrained from voting in respect of this application as he had left the meeting for a short period of time during the debate before rejoining the meeting.

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

For approval	-	12
Against approval	-	2
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2023/01341 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement.

The document titled Flood Consequence Assessment, 33 Maryport Street, Usk, Monmouthshire, NP15 1AE, Report Reference 199824-F01, prepared by Ashfield Solutions Group, dated 04/07/2024 to be included in the list of approved plans and not the document prepared by JBA dated 25/08/2020 as set out in the committee report. Condition 5 to be updated accordingly.

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4. Application DM/2022/01525 - Construction of proposed bungalow with parking on land at rear of 11 Park Close. Land rear of 11 Park Close, Abergavenny, NP7 5SU

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 additional conditions be attached:

- No development shall take place until a scheme for biodiversity enhancement, including a timetable for implementation, has been submitted to and agreed in writing to the local planning authority. Development shall be carried out in accordance with the approved details.
- Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes B & C of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) no addition, alteration or enlargement to roof shall be erected or constructed.

<https://youtu.be/ZpeG2A-ofSM?si=48GzQwgl1IEDPFwc&t=3214>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Su McConnell and seconded by County Councillor Jan Butler that application DM/2022/01525 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement. Also, that the following additional conditions be attached:

- No development shall take place until a scheme for biodiversity enhancement, including a timetable for implementation, has been submitted to and agreed in writing to the local planning authority. Development shall be carried out in accordance with the approved details.
- Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes B & C of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) no addition, alteration or enlargement to roof shall be erected or constructed.

County Councillor Jayne McKenna refrained from voting in respect of this application as she had left the meeting for a short period of time during the debate before rejoining the meeting.

An electronic vote was undertaken. However, due to the closeness of the vote whereby the outcome was within two or fewer votes, paragraph 27.27.6 of Monmouthshire County Council's Constitution was invoked:

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When the outcome is 2 or fewer votes or will require the Chair to consider casting a deciding vote, a roll-call will be carried out in the same style of a recorded vote so the result is beyond question. The number of votes for each option will be noted in the minutes.

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

For approval	-	6
Against approval	-	7
Abstentions	-	0

The proposition was not carried.

We resolved that we be minded to refuse application DM/2022/01525 on highway safety grounds given the width of the shared driveway. Therefore, the application will be re-presented to a future meeting of Planning Committee with appropriate reasons for refusal.

5. Application DM/2024/00985 - Replacement dwelling. Bushes Farm, Chapel Road, Earlswood, Shirenewton

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

This application had been presented to Planning Committee on 5th November 2024. However, due to a procedural irregularity at that meeting, the application had been re-presented to Planning Committee for consideration on 3rd December 2024, where Members resolved to approve the application contrary to the officer recommendation.

In accordance with adopted protocol, the application is now re-presented with conditions to be agreed by Members.

<https://youtu.be/ZpeG2A-ofSM?si=1-EanYsaaZbf4fqN&t=6016>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Tony Easson and seconded by County Councillor Meirion Howells that application DM/2024/00985 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	-	1
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2024/00985 be approved subject to the conditions outlined in the report.

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6. Application DM/2024/00442 - Construction of two new dwellings at rear of Ardwyn, with all associated works. Ardwyn, Gwent Road, Mardy, Abergavenny, NP7 6NL

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.

https://youtu.be/ZpeG2A-ofSM?si=Kr6kZKn5y7cR4_vK&t=7052

In noting the detail of the application and the views expressed, it was proposed by County Councillor Jan Butler and seconded by County Councillor Maureen Powell that application DM/2024/00442 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement. Also, that an additional condition be attached to manage low level lighting on the site.

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/2024/00442 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement. Also, that an additional condition be attached to manage low level lighting on the site.

7. Application DM/2024/01199 - Change of use from funeral directors at ground floor and first floor flat to a 6 bedroom, 6 person house in multiple occupation (C4 Use). 90 Newport Road, Caldicot, Monmouthshire

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

<https://youtu.be/ZpeG2A-ofSM?si=sqYcaUGxbVfWZvBk&t=8036>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Su McConnel and seconded by County Councillor Maureen Powell that application DM/2024/01199 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	-	2
Abstentions	-	0

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The proposition was carried.

We resolved that application DM/2024/01199 be approved subject to the conditions outlined in the report.

The meeting ended at 4.25 pm.