

MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the meeting of Planning Committee held
in the Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA with remote
attendance on Tuesday, 4th February, 2025 at 2.00 pm**

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

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

County Councillor Tudor Thomas attended the meeting by invitation
of the Chair.

OFFICERS IN ATTENDANCE:

Amy Longford	Head of Planning
Philip Thomas	Development Services Manager
Andrew Jones	Development Management Area Team Manager
Matt Jeffes	Senior Engineer (Flood Risk Management)
Joanne Chase	Solicitor
Richard Williams	Democratic Services Officer

APOLOGIES:

None.

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 principal objectors, as outlined in the Planning Committee meeting dated 14th January 2025. Since the last Planning Committee meeting this item has been considered by Abergavenny Town Council's Environment Committee, which County Councillor Wright sits on, but she did not participate in discussion of or vote on the item. County Councillor Wright left the Planning Committee meeting taking no part in the discussion or voting thereon in respect of this application.

County Councillor Fay Bromfield declared a personal interest pursuant to the Members' Code of Conduct in respect of application DM/2022/01525 as the applicant is known to her. She regularly donates to him in his role within a Rotary Club. In the interest of transparency, she did not feel it appropriate to vote on this application.

2. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 14th January 2025 were confirmed and signed by the Chair.

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3. Application DM/2024/00557 - Proposed development of 50 affordable dwellings, sustainable drainage proposals, landscape planting, car parking and associated works. Land Off Tudor Road Wyesham 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 a Section 106 Agreement.

<https://www.youtube.com/live/0B1ijl0r5pl?si=FXy9lx2ZzKciZHeP&t=126>

County Councillor Jill Bond refrained from voting in respect of this application as she had joined the meeting late due to technical difficulties.

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

In noting the detail of the application and the views expressed, it was proposed by County Councillor Su McConnel and seconded by County Councillor Emma Bryn that application DM/2024/00557 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	-	14
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2024/00557 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement.

4. Application DM/2022/00235 - Stables and barn. Upper Maerdy Farm Red Hill To The B4235 Llangeview Usk 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://www.youtube.com/live/0B1ijl0r5pl?si=RUOuGPoC6LJtqhmh&t=2971>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Maureen Powell and seconded by County Councillor Su McConnel that application DM/2022/00235 be approved subject to the conditions outlined in the report with two additional conditions, namely:

- The submission and approval of an ecological enhancement scheme prior to commencement of the development.

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- A waste (manure) management plan to be submitted to and agreed by the Local Planning Authority prior to commencement.

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

For approval	-	11
Against approval	-	3
Abstentions	-	2

The proposition was carried.

We resolved that application DM/2022/00235 be approved subject to the conditions outlined in the report with two additional conditions, namely:

- The submission and approval of an ecological enhancement scheme prior to commencement of the development.
- A waste (manure) management plan to be submitted to and agreed by the Local Planning Authority prior to commencement.

5. 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 presented for refusal for the reason outlined in the report.

The application had been presented to Planning Committee on 14th January 2025 with a recommendation for approval. However, the Planning Committee did not agree with this recommendation and had deferred consideration of the application to the February 2025 Planning Committee meeting with a recommendation for refusal for the following reason:

- The proposed 3m wide access serving three properties, represents a significant departure from the Welsh Common Standards and would lead to a deterioration in highway standards and would adversely affect users of the adjacent public highway contrary to Adopted Local Development Plan Policy MV1.

Following the January 2025 Planning Committee meeting, the applicant had provided an updated Site Plan (A101 Rev C) for review, showing a turning area illustrating how a vehicle may enter and leave in a forward gear.

https://www.youtube.com/live/0B1ijl0r5pl?si=z4s5mZbZeP-M1_ny&t=6658

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.

In noting the detail of the application and the views expressed, it was proposed by County Councillor Su McConnel and seconded by County Councillor Emma Bryn that application DM/2022/01525 be refused for the reason outlined in the report.

For refusal	-	6
Against refusal	-	7
Abstentions	-	1

The proposition was not carried.

Following discussion, it was agreed that consideration of application DM/2022/01525 be deferred to be re-presented to the next Planning Committee meeting with the original officer recommendation for approval, subject to the amended plan layout showing a turning area illustrating how a vehicle may enter and leave in a forward gear.

6. Application DM/2024/00422 - Proposed development for residential dwellings and associated landscaping and infrastructure. Commercial Land At Mabey Bridge Mabey Bridge Station Road Chepstow, Monmouthshire

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://www.youtube.com/live/0B1ijl0r5pl?si=ZlpNgpmXbG8bPd3Y&t=8384>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Maureen Powell and seconded by County Councillor Sue Riley that application DM/2024/00422 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	-	16
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2024/00422 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement.

The meeting ended at 4.40 pm.