

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, 4th March, 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, Ann Webb,
Laura Wright

County Councillor Sara Burch 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
Joanne Chase	Solicitor and Head of Commercial Law
Richard Ray	Paralegal
Richard Williams	Democratic Services Officer

County Councillor Jill Bond joined the meeting during agenda item 5 – Appeals
Decisions received and accordingly did not vote on any matter.

APOLOGIES:

County Councillor Sue Riley

1. Declarations of Interest

None received.

2. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 4th February 2025 were
confirmed and signed by the Chair.

3. DM/2023/01204 - Replacement of car park, driveway and building access lights with LED lights, Old Station Surgery, 39 Brecon Road, Abergavenny

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

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<https://www.youtube.com/live/q9SBCHDpe24?si=K5kl5Fa1dZp4v07C&t=109>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Maureen Powell and seconded by County Councillor Meirion Howells that application DM/2023/01204 be approved subject to the conditions outlined in the report, with condition 3 being amended as follows:

- None of the lighting hereby approved shall be switched on between 21:00hrs and 07:00hrs, including weekends.

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/2023/01204 be approved subject to the conditions outlined in the report, with condition 3 being amended as follows:

- None of the lighting hereby approved shall be switched on between 21:00hrs and 07:00hrs, including weekends.

4. DM/2023/01474 - Erection of three new dwellings with integral garage, including access to highway, car parking and other associated works, Severn Crescent, Chepstow

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.

An additional condition 14 to be added as outlined in late correspondence:

- Notwithstanding the plans hereby approved, full details of the hard surfacing to be used for the hatched area to the access as shown on Drawing P01 E shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.

The approved hard surface shall be implemented in full prior to any dwelling hereby approved being brought into beneficial use.

Reason: to ensure a safe and convenient access to the site in accordance with Policy MV1 of the adopted Local Development Plan.

<https://www.youtube.com/live/q9SBCHDpe24?si=XgdojhotbBkWNFhK&t=1009>

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In noting the detail of the application and the views expressed, it was proposed by County Councillor Maureen Powell and seconded by County Councillor Laura Wright that application DM/2023/01474 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement.

An additional condition 14 to be added as outlined in late correspondence:

- Notwithstanding the plans hereby approved, full details of the hard surfacing to be used for the hatched area to the access as shown on Drawing P01 E shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.

The approved hard surface shall be implemented in full prior to any dwelling hereby approved being brought into beneficial use.

Reason: to ensure a safe and convenient access to the site in accordance with Policy MV1 of the adopted Local Development Plan.

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/2023/01474 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement.

An additional condition 14 to be added as outlined in late correspondence:

- Notwithstanding the plans hereby approved, full details of the hard surfacing to be used for the hatched area to the access as shown on Drawing P01 E shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.

The approved hard surface shall be implemented in full prior to any dwelling hereby approved being brought into beneficial use.

Reason: to ensure a safe and convenient access to the site in accordance with Policy MV1 of the adopted Local Development Plan.

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

<https://www.youtube.com/live/q9SBCHDpe24?si=KW240ZfSIANiavA6&t=2676>

5.1. Appeal Decision - The Boat Inn, Chepstow

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at The Boat Inn, The Back, Chepstow, Monmouthshire on 21st January 2025.

We noted that the appeal had been dismissed.

5.2. Costs Decision - The Boat Inn, Chepstow

We received the Planning Inspectorate report which related to the costs decision in respect of The Boat Inn, The Back, Chepstow, Monmouthshire.

We noted that the application for an award of costs had been refused.

5.3. Appeal Decision - Tanglewood Close, Abergavenny

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at 4 Tanglewood Close, Abergavenny on 17 December 2024.

We noted that the appeal had been allowed and planning permission had been granted for a rear extension and front porch extension at 4 Tanglewood Close, Abergavenny, NP7 5RJ, in accordance with the terms of the application, Ref DM/2024/00845, dated 30 June 2024, subject to the conditions set out in the schedule to the decision letter.

5.4. Appeal Decision - Millers Arms, Mathern

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at Millers Arms, Mathern Road, Mathern, Monmouthshire on 14th January 2025.

We noted that the appeal had been dismissed.

5.5. Cost Decision - Millers Arms, Mathern

We received the Planning Inspectorate report which related to the costs decision in respect of Millers Arms, Mathern Road, Mathern, Monmouthshire.

We noted that the application for an award of costs had been refused.

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5.6. Appeal Decision - Badger's Walk, Undy

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at 6 Badgers Walk, Undy on 14th January 2025.

We noted that the appeal had been dismissed.

The meeting ended at 2.59 pm.