

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, 1st April, 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 Peter Strong 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 Fay Bromfield left the meeting following determination of application
DM/2025/00043 and did not return.

County Councillor Ann Webb left the meeting following determination of application
DM/2024/01188 and did not return.

County Councillor Tony Easson left the meeting following determination of application
DM/2024/01188 and did not return.

APOLOGIES:

County Councillor Sue Riley

1. Declarations of Interest

None received.

2. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 4th March 2025 were confirmed
as an accurate record.

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3. Application DM/2025/00043 - Rear single storey extension and conversion of semi-detached house to 3 No. one- bedroom flats. 9 St Mary's Crescent, Rogiet, Monmouthshire, NP26 3TB

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/J0v6TiKKxZE?si=HK-p3fOzfNOIJVDj&t=92>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Su McConnel and seconded by County Councillor Jan Butler that application DM/2025/00043 be approved subject to the conditions outlined in the report with an amendment to condition 5 to include the statement that the surface of the extended driveway area shall be made up of a permeable material.

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

For approval	-	10
Against approval	-	4
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2025/00043 be approved subject to the conditions outlined in the report with an amendment to condition 5 to include the statement that the surface of the extended driveway area shall be made up of a permeable material.

4. Application DM/2020/01345 - Proposed development of tourist accommodation in the form of three glamping pods, as well as associated access and ancillary works. Land at Wern y Cwrt, Croes Bychan Hall to Raglan, Wern y Cwrt, Bryngwyn, 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/J0v6TiKKxZE?si=h8kVwYSLYcWrfZwr&t=3692>

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/2020/01345 be approved subject to the conditions outlined in the report.

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

For approval	-	11
Against approval	-	3
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2020/01345 be approved subject to the conditions outlined in the report.

5. Application DM/2024/01188 - Mixed use development comprising shop extension to accommodate a new entrance and rear storeroom area; flatted development comprising 3 no. flats and associated development thereto following the demolition of dormer bungalow. 7-9 Main Road, Portskewett, NP26 5SG

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/J0v6TiKKxZE?si=vEESBaBVgXrx8si5&t=6060>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Su McConnel and seconded by County Councillor Ann Webb that application DM/2024/01188 be approved subject to the conditions outlined in the report, with an additional condition to require details of the surfacing of the car parking area at the front of the site to be submitted to and approved by the Local Planning Authority prior to the use commencing and carried out in accordance with the approved details; also, the three parking spaces shall be marked out and available for use prior to the use commencing.

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/2024/01188 be approved subject to the conditions outlined in the report, with an additional condition to require details of the surfacing of the car parking area at the front of the site to be submitted to and approved by the Local Planning Authority prior to the use commencing and carried out in accordance with the approved details; also, the three parking spaces shall be marked out and available for use prior to the use commencing.

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

<https://www.youtube.com/live/J0v6TiKKxZE?si=YQnQtE3xvyO3Eknz&t=7270>

**6.1. Rear Barn, Manor Farm, St Bride's Road, St Brides Netherwent, NP26
3AT**

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at Rear Barn, Manor Farm, St Bride's Road, St Brides Netherwent on 5th March 2025.

We noted that the appeal had been allowed, and planning permission had been granted for a modest two storey extension to create larger kitchen / dining on the ground floor with home office over at Rear Barn, Manor Farm, St Bride's Road, St Brides Netherwent, NP26 3AT, in accordance with the terms of the application, Ref DM/2024/00516, dated 20 April 2024, subject to the conditions set out in the schedule to the decision.

The meeting ended at 4.06 pm.