

MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the meeting of Planning Committee held
In the Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA on Tuesday, 9th
September, 2025 at 2.00 pm**

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

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

County Councillor Louise Brown attended the meeting by invitation of
the Chair

OFFICERS IN ATTENDANCE:

Andrew Jones	Head of Planning
Molly Edwards	Principal Heritage Officer
Jo Draper	Senior Development Management Officer
Joanne Chase	Head of Commercial Law
Richard Williams	Democratic Services Officer

APOLOGIES:

None.

1. Declarations of Interest

County Councillor Rachel Buckler declared a personal, non-prejudicial interest pursuant to the Members' Code of Conduct in respect of application DM/2024/01294 as she was contacted by an interested party. However, she did not express any opinion on this matter.

2. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 5th August 2025 were confirmed as an accurate record.

3. Application DM/2024/01295 - Outline planning application for residential development of up to 110 dwellings with landscaping, public open space and associated infrastructure works at Drewen Farm, Monmouth. All matters reserved except for access points. Land At Drewen Farm, Watery Lane, Monmouth, NP25 5AT

We considered the report of the application which was recommended for approval subject to the conditions outlined in the report with additional conditions as outlined in late correspondence. Also, that a Section 106 Agreement be sought.

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https://youtu.be/PwcBnl-L_co?si=qdzlOu7CHpwUdXNr&t=180

In noting the detail of the application and the views expressed, it was proposed by County Councillor Tony Easson and seconded by County Councillor Rachel Buckler that application DM/2024/01295 be approved subject to the conditions outlined in the report with additional conditions as outlined in late correspondence. Also, that a Section 106 Agreement be sought.

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/2024/01295 be approved subject to the conditions outlined in the report with additional conditions as outlined in late correspondence. Also, that a Section 106 Agreement be sought.

4. Application DM/2024/01513 - This is an existing double garage with flat over, approved under application number DM/2021/01503. The application seeks to change the use of the flat to an air b&b. There will be no construction or alteration to the internal layout as approved. The bnb will let out to a 1 car family, couple or party of max 3 people. The building had building regulation approval upon completion of construction in 2023. Rosewood, A48 Chepstow Garden Centre to Pwllmeyric Hill, Pwllmeyric, Monmouthshire, NP16 6LA

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/PwcBnl-L_co?si=p9_jSL1WW2SBI-GS&t=3180

In noting the detail of the application and the views expressed, it was proposed by County Councillor John Crook and seconded by County Councillor Tony Easson that application DM/2024/01513 be approved subject to the conditions outlined in the report.

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

For approval	-	14
Against approval	-	1
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2024/01513 be approved subject to the conditions outlined in the report.

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5. Application DM/2024/01294 - The retention of retaining wall and terrace/patio (as built) and change of use of agricultural land to residential curtilage. Ty'r Berllan Llangwm to Nantygelli Farm, Llangwm, Monmouthshire, NP15 1HB

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/PwcBnl-L_co?si=eSxnEOi1eJwEqxPt&t=4435

In noting the detail of the application and the views expressed, it was proposed by County Councillor Jayne McKenna and seconded by County Councillor Emma Bryn that application DM/2024/01294 be approved subject to the conditions outlined in the report.

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/2024/01294 be approved subject to the conditions outlined in the report.

6. Application DM/2025/00717 - Application to retain the two existing internally illuminated fascia signs. 43 Frogmore Street, Abergavenny, NP7 5AN

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

The application had been presented to Planning Committee at its August 2025 meeting with an officer recommendation for refusal. However, Members had been minded to approve the application and resolved that it be re-presented to a subsequent Planning Committee meeting with appropriate conditions.

https://youtu.be/PwcBnl-L_co?si=TIJ6N_pkgqRmzpvk&t=5277

In noting the detail of the application and the views expressed, it was proposed by County Councillor Tony Easson and seconded by County Councillor John Crook that application DM/2025/00717 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	-	2
Abstentions	-	1

The proposition was carried.

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We resolved that application DM/2025/00717 be approved subject to the conditions outlined in the report.

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

https://youtu.be/PwcBnl-L_co?si=Oiwmc0WIT5O6zXml&t=6646

7.1. Land at Severn Bridge Industrial Estate, Pill Row, Caldicot, Monmouthshire, NP26 5PR

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at Severn Bridge Industrial Estate, Pill Row, Caldicot, Monmouthshire, NP26 5PR on 25th June 2025.

We noted that the appeal had been dismissed, and the enforcement notice was upheld. Planning permission was refused on the application deemed to have been made under Section 177(5) of the Act.

7.2. Land near Plas Ivor Cottage, Hill House to Llymon Brook, Cross Ash NP7 8PT

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at land near Plas Ivor Cottage, Hill House to Llymon Brook, Cross Ash NP7 8PT on 18th July 2025.

We noted the following decision:

1. It is directed that the enforcement notice be corrected by replacing Schedule 2 of the Notice with: "Unauthorised material change of use of the land from agriculture to residential use including the associated siting of mobile home & kennels/wooden structures".
2. Subject to this correction, the enforcement notice is upheld and planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended.

7.3. The Old Forge, Main Road, Portskewett, NP26 5SG

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at the Old Forge, Main Road, Portskewett NP26 5SG on 18 July 2025.

We noted that the appeal had been dismissed.

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**7.4. Land at 8 Woolpitch Wood, Bayfield, Chepstow, Monmouthshire, NP16
6DW**

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at 8 Woolpitch Wood, Bayfield, Chepstow, Monmouthshire, NP16 6DW on 10th July 2025.

We noted the following decision:

It is directed that the Enforcement Notice be corrected by the substitution of the alleged breach of planning control set out at Schedule 2 in its entirety with the following words: "The construction of decking measuring over 30cm in height above the ground levels of the rear garden". Subject to that correction, the appeal is dismissed and the Enforcement Notice upheld.

The meeting ended at 3.59 pm.