

## MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the meeting of Planning Committee held  
at The Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA on Tuesday, 3rd  
March, 2026 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, and Ann Webb

### **OFFICERS IN ATTENDANCE:**

Andrew Jones	Head of Planning
Philip Thomas	Development Services Manager
Joanne Chase	Head of Commercial Law
Richard Ray	Paralegal
Richard Williams	Democratic Services Officer

County Councillor Fay Bromfield left the meeting following determination of application DM/2024/01537 and did not return.

### **APOLOGIES:**

None received.

#### **1. Declarations of Interest**

None received.

#### **2. Confirmation of Minutes**

The minutes of the Planning Committee meeting dated 10<sup>th</sup> February 2026 were confirmed as an accurate record.

#### **3. Application DM/2024/01537 - Development of a restaurant with drive-thru facility (Use Class A3) including access, servicing, car parking, hard and soft landscaping and other associated works. Land At Newhouse Farm Industrial Estate, Chepstow, Monmouthshire**

We considered the report of the application and late correspondence which was presented for refusal for the reasons outlined in the report.

<https://www.youtube.com/live/suFeU4qIodg?si=9BYV2418bPqvi8e8&t=1085>

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In noting the detail of the application and the views expressed, it was proposed by County Councillor Emma Bryn and seconded by County Councillor Rachel Buckler that application DM/2024/01537 be refused for the reasons outlined in the report.

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

For refusal	-	11
Against refusal	-	3
Abstentions	-	2

The proposition was carried.

We resolved that application DM/2024/01537 be refused for the reasons outlined in the report.

**4. Application DM/2024/01398 - Renovation and domestic conversion of a collection of Listed barns. The barns consist of three main structures; Y Beudy; an old byre and later a milking parlour, the Cruck barn and the old Stables. It is proposed that a new link is built between the Cruck Barn and Y Beudy, and that the existing link between the cruck barn and the old stables is rebuilt. The Cruck barn and Y Beudy will become a three bedroom house, and the old stables an attached one bedroom annex and open garage. New services will be fitted throughout to include solar panels, a ground source heat pump and a new treatment plant.Land At New House Farm Llanvetherine Monmouthshire NP7 8RH**

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/suFeU4qIOdg?si=QtgmACFuQoYgc3N&t=4699>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Emma Bryn and seconded by County Councillor Jan Butler that application DM/2024/01398 be approved subject to the conditions outlined in the report and subject to no objection from the Environmental Health Officer (EHO) to the location of the proposed private treatment plant.

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

For approval	-	13
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2024/01398 be approved subject to the conditions outlined in the report and subject to no objection from the Environmental Health Officer (EHO) to the location of the proposed private treatment plant.

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**5. FOR INFORMATION - Appeals lodged with the Council between 1st October  
and 31st December 2025**

We noted the planning appeals received by the Planning Department for the period 1<sup>st</sup> October to 31<sup>st</sup> December 2025.

**The meeting ended at 3.42 pm.**