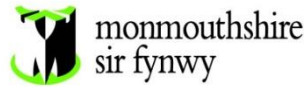


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County Hall
Rhadyr
Usk
NP15 1GA

Wednesday 1st April 2026

Notice of meeting:

Planning Committee

Tuesday, 14th April, 2026 at 2.00 pm,
The Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA

AGENDA

Item No	Item	Pages
1.	Apologies for Absence.	
2.	Declarations of Interest.	
3.	To confirm for accuracy the minutes of the previous meeting.	1 - 4
4.	To consider the following Planning Application reports from the Chief Officer Place and Community Wellbeing (copies attached):	
4.1.	Application DM/2020/01884 - Full planning application for the redevelopment of the site to form 4 no. walk-up apartments with associated parking and works. Land At St Andrew's Crescent Garages, St Andrew's Crescent, Abergavenny, NP7 6HF.	5 - 18
4.2.	Application DM/2024/00441 - Change of use from previous vehicle repair workshop to domestic. To develop four residential properties. The Old Quarry, West End, Undy, NP26 3HJ.	19 - 32
4.3.	Application DM/2025/01483 - Two-storey side extension. Lower Glyn Farm, Road From Ty Du Road To Nex Common, The Glyn, Devauden, Monmouthshire.	33 - 38

Paul Matthews
Chief Executive

MONMOUTHSHIRE COUNTY COUNCIL

THE CONSTITUTION OF THE PLANNING COMMITTEE IS AS FOLLOWS:

County Councillor Jill Bond	West End;	Welsh Labour/Llafur Cymru
County Councillor Fay Bromfield	Llangybi Fawr;	Welsh Conservative Party
County Councillor Rachel Buckler	Devauden;	Welsh Conservative Party
County Councillor Emma Bryn	Wyesham;	Independent Group
County Councillor Jan Butler	Goetre Fawr;	Welsh Conservative Party
County Councillor John Crook	Magor East with Undy;	Welsh Labour/Llafur Cymru
County Councillor Tony Easson	Dewstow;	Welsh Labour/Llafur Cymru
County Councillor Steven Garratt	Overmonnow;	Welsh Labour/Llafur Cymru
County Councillor Meirion Howells	Llanbadoc & Usk;	Independent
County Councillor Su McConnel	Croesonen;	Welsh Labour/Llafur Cymru
County Councillor Jayne McKenna	Mitchel Troy and Trellech United;	Welsh Conservative Party
County Councillor Phil Murphy	Caerwent;	Welsh Conservative Party
County Councillor Maureen Powell	Pen Y Fal;	Welsh Conservative Party
County Councillor Sue Riley	Bulwark and Thornwell;	Welsh Labour/Llafur Cymru
County Councillor Dale Rooke	Chepstow Castle & Larkfield;	Welsh Labour/Llafur Cymru
County Councillor Ann Webb	St Arvans;	Welsh Conservative Party

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Public Information

Please note that Monmouthshire County Council will film this meeting and it will be made available to view in live and archive form online. It is possible that the public seating areas could be filmed and by entering the Chamber you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting purposes. If you make a representation to the meeting you will be deemed to have consented to being filmed.

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Any person wishing to speak at Planning Committee must do so by registering with Democratic Services by no later than 12 noon two working days before the meeting. Details regarding public speaking can be found within this agenda

Access to paper copies of agendas and reports

A copy of this agenda and relevant reports can be made available to members of the public attending a meeting by requesting a copy from Democratic Services on 01633 644219. Please note that we must receive 24 hours notice prior to the meeting in order to provide you with a hard copy of this agenda.

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<https://democracy.monmouthshire.gov.uk/ieListMeetings.aspx?Committeed=141>

This will take you to the page relating to all Planning Committee meetings. Please click on the relevant Planning Committee meeting. You will then find the link to view the meeting on this page. Please click the link to view the meeting.

Welsh Language

The Council welcomes contributions from members of the public through the medium of Welsh or English. We respectfully ask that you provide us with 5 days notice prior to the meeting should you wish to speak in Welsh so we can accommodate your needs.

Aims and Values of Monmouthshire County Council

Our purpose

To become a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life.

Objectives we are working towards

- Fair place to live where the effects of inequality and poverty have been reduced.
- Green place to live and work with reduced carbon emissions and making a positive contribution to addressing the climate and nature emergency.
- Thriving and ambitious place, where there are vibrant town centres and where businesses can grow and develop.
- Safe place to live where people have a home where they feel secure in.
- Connected place where people feel part of a community and are valued.
- Learning place where everybody has the opportunity to reach their potential.

Our Values

Openness. We are open and honest. People have the chance to get involved in decisions that affect them, tell us what matters and do things for themselves/their communities. If we cannot do something to help, we'll say so; if it will take a while to get the answer we'll explain why; if we can't answer immediately we'll try to connect you to the people who can help – building trust and engagement is a key foundation.

Fairness. We provide fair chances, to help people and communities thrive. If something does not seem fair, we will listen and help explain why. We will always try to treat everyone fairly and consistently. We cannot always make everyone happy, but will commit to listening and explaining why we did what we did.

Flexibility. We will continue to change and be flexible to enable delivery of the most effective and efficient services. This means a genuine commitment to working with everyone to embrace new ways of working.

Teamwork. We will work with you and our partners to support and inspire everyone to get involved so we can achieve great things together. We don't see ourselves as the 'fixers' or problem-solvers, but we will make the best of the ideas, assets and resources available to make sure we do the things that most positively impact our people and places.

Kindness: We will show kindness to all those we work with putting the importance of relationships and the connections we have with one another at the heart of all interactions.

Purpose

The purpose of the attached reports and associated officer presentation to the Committee is to allow the Planning Committee to make a decision on each application in the attached schedule, having weighed up the various material planning considerations.

The Planning Committee has delegated powers to make decisions on planning applications. The reports contained in this schedule assess the proposed development against relevant planning policy and other material planning considerations, and take into consideration all consultation responses received. Each report concludes with an officer recommendation to the Planning Committee on whether or not officers consider planning permission should be granted (with suggested planning conditions where appropriate), or refused (with suggested reasons for refusal).

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the Monmouthshire Local Development Plan 2011-2021 (adopted February 2014), unless material planning considerations indicate otherwise.

Section 2(2) of the Planning (Wales) Act 2015 states that the planning function must be exercised, as part of carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015, for the purpose of ensuring that the development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales.

The decisions made are expected to benefit the County and our communities by allowing good quality development in the right locations, and resisting development that is inappropriate, poor quality or in the wrong location. There is a direct link to the Council's objective of building sustainable, resilient communities.

Decision-making

Applications can be granted subject to planning conditions. Conditions must meet all of the following criteria:

- Necessary to make the proposed development acceptable;
- Relevant to planning legislation (i.e. a planning consideration);
- Relevant to the proposed development in question;
- Precise;
- Enforceable; and
- Reasonable in all other respects.

Applications can be granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended). This secures planning obligations to offset the impacts of the proposed development. However, in order for these planning obligations to be lawful, they must meet all of the following criteria:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

The applicant has a statutory right of appeal against the refusal of permission in most cases, or against the imposition of planning conditions, or against the failure of the Council to determine an application within the statutory time period. There is no third party right of appeal against a decision.

The Planning Committee may make decisions that are contrary to the officer recommendation. However, reasons must be provided for such decisions, and the decision must be based on the Local Development Plan (LDP) and/or material planning considerations. Should such a decision be challenged at appeal, Committee Members will be required to defend their decision throughout the appeal process.

Planning policy context

Future Wales – the national plan 2040 is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales – the national plan 2040 is the national development framework and it is the highest tier plan, setting the direction for development in Wales to 2040. It is a framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.

Monmouthshire’s Local Development Plan (LDP) sets out the Council’s vision and objectives for the development and use of land in Monmouthshire, together with the policies and proposals to implement them over a 10 year period to 2021. The plan area excludes that part of the County contained within the Brecon Beacons National Park. It has a fundamental role in delivering sustainable development. In seeking to achieve this it sets out a framework for the development and use of land and for the protection of the environment. It also guides and facilitates investment decisions as well as the delivery of services and infrastructure. It determines the level of provision and location of new housing, employment and other uses and sets the framework for considering all land use proposals during the plan period. The LDP contains over-arching policies on development and design. Rather than repeat these for each application, the full text is set out below for Members’ assistance.

Policy EP1 - Amenity and Environmental Protection

Development, including proposals for new buildings, extensions to existing buildings and advertisements, should have regard to the privacy, amenity and health of occupiers of neighbouring properties. Development proposals that would cause or result in an unacceptable risk /harm to local amenity, health, the character /quality of the countryside or interests of nature conservation, landscape or built heritage importance due to the following will not be permitted, unless it can be demonstrated that measures can be taken to overcome any significant risk:

- Air pollution;
- Light or noise pollution;
- Water pollution;
- Contamination;
- Land instability;
- Or any identified risk to public health or safety.

Policy DES1 – General Design Considerations

All development should be of a high quality sustainable design and respect the local character and distinctiveness of Monmouthshire’s built, historic and natural environment. Development proposals will be required to:

- a) Ensure a safe, secure, pleasant and convenient environment that is accessible to all members of the community, supports the principles of community safety and encourages walking and cycling;
- b) Contribute towards sense of place whilst ensuring that the amount of development and its intensity is compatible with existing uses;
- c) Respect the existing form, scale, siting, massing, materials and layout of its setting and any neighbouring quality buildings;
- d) Maintain reasonable levels of privacy and amenity of occupiers of neighbouring properties, where applicable;
- e) Respect built and natural views and panoramas where they include historical features and/or attractive or distinctive built environment or landscape;

- f) Use building techniques, decoration, styles and lighting to enhance the appearance of the proposal having regard to texture, colour, pattern, durability and craftsmanship in the use of materials;
- g) Incorporate and, where possible enhance existing features that are of historical, visual or nature conservation value and use the vernacular tradition where appropriate;
- h) Include landscape proposals for new buildings and land uses in order that they integrate into their surroundings, taking into account the appearance of the existing landscape and its intrinsic character, as defined through the LANDMAP process. Landscaping should take into account, and where appropriate retain, existing trees and hedgerows;
- i) Make the most efficient use of land compatible with the above criteria, including that the minimum net density of residential development should be 30 dwellings per hectare, subject to criterion l) below;
- j) Achieve a climate responsive and resource efficient design. Consideration should be given to location, orientation, density, layout, built form and landscaping and to energy efficiency and the use of renewable energy, including materials and technology;
- k) Foster inclusive design;
- l) Ensure that existing residential areas characterised by high standards of privacy and spaciousness are protected from overdevelopment and insensitive or inappropriate infilling.

Other key relevant LDP policies will be referred to in the officer report.

Supplementary Planning Guidance (SPG):

The following Supplementary Planning Guidance may also be of relevance to decision-making as a material planning consideration:

- Green Infrastructure (adopted April 2015)
- Conversion of Agricultural Buildings Design Guide (adopted April 2015)
- LDP Policy H4(g) Conversion/Rehabilitation of Buildings in the Open Countryside to Residential Use- Assessment of Re-use for Business Purposes (adopted April 2015)
- LDP Policies H5 & H6 Replacement Dwellings and Extension of Rural Dwellings in the Open Countryside (adopted April 2015)
- Abergavenny Conservation Area Appraisal (adopted March 2016)
- Caerwent Conservation Area Appraisal (adopted March 2016)
- Chepstow Conservation Area Appraisal (adopted March 2016)
- Grosmont Conservation Area Appraisal (adopted March 2016)
- Llanarth Conservation Area Appraisal (adopted March 2016)
- Llandenny Conservation Area Appraisal (adopted March 2016)
- Llandogo Conservation Area Appraisal (adopted March 2016)
- Llanover Conservation Area Appraisal (adopted March 2016)
- Llantilio Crossenny Conservation Area Appraisal (adopted March 2016)
- Magor Conservation Area Appraisal (adopted March 2016)
- Mathern Conservation Area Appraisal (adopted March 2016)
- Monmouth Conservation Area Appraisal (adopted March 2016)
- Raglan Conservation Area Appraisal (adopted March 2016)
- Shirenewton Conservation Area Appraisal (adopted March 2016)
- St Arvans Conservation Area Appraisal (adopted March 2016)
- Tintern Conservation Area Appraisal (adopted March 2016)
- Trellech Conservation Area Appraisal (adopted April 2012)
- Usk Conservation Area Appraisal (adopted March 2016)
- Whitebrook Conservation Area Appraisal (adopted March 2016)
- Domestic Garages (adopted January 2013)
- Monmouthshire Parking Standards (adopted January 2013)
- Approach to Planning Obligations (March 2013)
- Affordable Housing (revised version) (adopted July 2019)

- Renewable Energy and Energy Efficiency (adopted March 2016)
- Planning Advice Note on Wind Turbine Development Landscape and Visual Impact Assessment Requirements (adopted March 2016)
- Primary Shopping Frontages (adopted April 2016)
- Rural Conversions to a Residential or Tourism Use (Policies H4 and T2) Supplementary Planning Guidance November 2017
- Sustainable Tourism Accommodation Supplementary Guidance November 2017
- Affordable Housing Supplementary Guidance July 2019
- Infill Development Supplementary Guidance November 2019

National Planning Policy

The following national planning policy may also be of relevance to decision-making as a material planning consideration:

- Future Wales: the national plan 2040
- Planning Policy Wales (PPW) edition12
- PPW Technical Advice Notes (TAN):
 - TAN 1: Joint Housing Land Availability Studies (2015)
 - TAN 2: Planning and Affordable Housing (2006)
 - TAN 3: Simplified Planning Zones (1996)
 - TAN 4: Retail and commercial development (November 2016)
 - TAN 5: Nature Conservation and Planning (2009)
 - TAN 6: Planning for Sustainable Rural Communities (2010)
 - TAN 7: Outdoor Advertisement Control (1996)
 - TAN 8: Renewable Energy (2005)
 - TAN 9: Enforcement of Planning Control (1997)
 - TAN 10: Tree Preservation Orders (1997)
 - TAN 11: Noise (1997)
 - TAN 12: Design (2016)
 - TAN 13: Tourism (1997)
 - TAN14: coastal planning (2021)
 - TAN 15: Development, flooding and coastal erosion (March 2025)
 - TAN 16: Sport, Recreation and Open Space (2009)
 - TAN 18: Transport (2007)
 - TAN 20: The Welsh Language (2017)
 - TAN 21: Waste (2014)
 - TAN 23: Economic Development (2014)
 - TAN 24: The Historic Environment (2017)
- Minerals Technical Advice Note (MTAN) Wales 1: Aggregates (30 March 2004)
- Minerals Technical Advice Note (MTAN) Wales 2: Coal (20 January 2009)
- Welsh Government Circular 016/2014 on planning conditions

Other matters

The following other legislation may be of relevance to decision-making.

Planning (Wales) Act 2015

As of January 2016, Sections 11 and 31 of the Planning Act come into effect meaning the Welsh language is a material planning consideration.

Section 31 of the Planning Act clarifies that considerations relating to the use of the Welsh language can be taken into account by planning authorities when making decisions on applications for planning permission, so far as material to the application. The provisions do not apportion any additional weight to the Welsh language in comparison to other material

considerations. Whether or not the Welsh language is a material consideration in any planning application remains entirely at the discretion of the local planning authority, and the decision whether or not to take Welsh language issues into account should be informed by the consideration given to the Welsh language as part of the LDP preparation process. Section 11 requires the sustainability appraisal, undertaken as part of LDP preparation, to include an assessment of the likely effects of the plan on the use of Welsh language in the community. Where the authority's current single integrated plan has identified the Welsh language as a priority, the assessment should be able to demonstrate the linkage between consideration for the Welsh language and the overarching Sustainability Appraisal for the LDP, as set out in TAN 20.

The adopted Monmouthshire Local Development Plan (LDP) 2014 was subject to a sustainability appraisal, taking account of the full range of social, environmental and economic considerations, including the Welsh language. Monmouthshire has a relatively low proportion of population that speak, read or write Welsh compared with other local authorities in Wales and it was not considered necessary for the LDP to contain a specific policy to address the Welsh language. The conclusion of the assessment of the likely effects of the plan on the use of the Welsh language in the community was minimal.

Environmental Impact Assessment Regulations 2016

The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016 are relevant to the recommendations made. The officer report will highlight when an Environmental Statement has been submitted with an application.

Conservation of Habitat & Species Regulations 2017

Where an application site has been assessed as being a breeding site or resting place for European Protected Species, it will usually be necessary for the developer to apply for 'derogation' (a development licence) from Natural Resources Wales. Examples of EPS are all bat species, dormice and great crested newts. When considering planning applications Monmouthshire County Council as Local Planning Authority is required to have regard to the Conservation of Species & Habitat Regulations 2010 (the Habitat Regulations) and to the fact that derogations are only allowed where the three tests set out in Article 16 of the Habitats Directive are met. The three tests are set out below.

- (i) The derogation is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.
- (ii) There is no satisfactory alternative
- (iii) The derogation is not detrimental to the maintenance of the population of the species concerned by a favourable conservation status in their natural range.

Well-being of Future Generations (Wales) Act 2015

This Act is about improving the social, economic, environmental and cultural well-being of Wales. The Act sets out a number of well-being goals:

- **A prosperous Wales:** efficient use of resources, skilled, educated people, generates wealth, provides jobs;
- **A resilient Wales:** maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change);
- **A healthier Wales:** people's physical and mental wellbeing is maximised and health impacts are understood;
- **A Wales of cohesive communities:** communities are attractive, viable, safe and well connected;
- **A globally responsible Wales:** taking account of impact on global well-being when considering local social, economic and environmental wellbeing;

- **A Wales of vibrant culture and thriving Welsh language:** culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation;
- **A more equal Wales:** people can fulfil their potential no matter what their background or circumstances.

A number of sustainable development principles are also set out:

- **Long term:** balancing short term need with long term and planning for the future;
- **Collaboration:** working together with other partners to deliver objectives;
- **Involvement:** involving those with an interest and seeking their views;
- **Prevention:** putting resources into preventing problems occurring or getting worse;
- **Integration:** positively impacting on people, economy and environment and trying to benefit all three.

The work undertaken by Local Planning Authority directly relates to promoting and ensuring sustainable development and seeks to strike a balance between the three areas: environment, economy and society.

Crime and Disorder Act 1998

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. Crime and fear of crime can be a material planning consideration. This topic will be highlighted in the officer report where it forms a significant consideration for a proposal.

Equality Act 2010

The Equality Act 2010 contains a public sector equality duty to integrate consideration of equality and good relations into the regular business of public authorities. The Act identifies a number of 'protected characteristics': age; disability; gender reassignment; marriage and civil partnership; race; religion or belief; sex; and sexual orientation. Compliance is intended to result in better informed decision-making and policy development and services that are more effective for users. In exercising its functions, the Council must have due regard to the need to: eliminate unlawful discrimination, harassment, victimisation and other conduct that is prohibited by the Act; advance equality of opportunity between persons who share a protected characteristic and those who do not; and foster good relations between persons who share a protected characteristic and those who do not. Due regard to advancing equality involves: removing or minimising disadvantages suffered by people due to their protected characteristics; taking steps to meet the needs of people from protected groups where these differ from the needs of other people; and encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

Children and Families (Wales) Measure

Consultation on planning applications is open to all of our citizens regardless of their age: no targeted consultation takes place specifically aimed at children and young people. Depending on the scale of the proposed development, applications are publicised via letters to neighbouring occupiers, site notices, press notices and/or social media. People replying to consultations are not required to provide their age or any other personal data, and therefore this data is not held or recorded in any way, and responses are not separated out by age.

Climate Emergency

In May 2019 Monmouthshire County Council declared a Climate Emergency with unanimous support from Councillors. The Cabinet Member for Infrastructure and Neighbourhood Services has been appointed as the member responsible for climate change and decarbonisation.

Tackling climate change is very important, because if the planet's temperature rises by 2°C there are risks of drought, flood and poverty, impacting on hundreds of millions of people. In Monmouthshire impacts that could happen include more extreme weather events (such as storms), water shortages, droughts, species loss and risk of flooding. Planning has a key role in addressing climate change through the promotion of sustainable development.

The Council has formulated a draft action plan which will be subject to Member approval and will form the Council's response to tackling this issue. Council decisions will need to take into account the agreed action plan.

Protocol on Public Speaking at Planning Committee

Public speaking at Planning Committee will be allowed strictly in accordance with this protocol. You cannot demand to speak at the Committee as of right. The invitation to speak and the conduct of the meeting is at the discretion of the Chair of the Planning Committee and subject to the points set out below. **The conventional protocol has been modified to allow public speaking via pre-recorded videos or to attend the meeting in person and address the Planning Committee.**

Who Can Speak

Community and Town Councils

Community and town councils can address Planning Committee via a pre-recorded video or in person at the meeting.. Only elected members of community and town councils may speak. Representatives will be expected to uphold the following principles: -

(i) To observe the National Code of Local Government Conduct. (ii)

Not to introduce information that is not:

- consistent with the written representations of their council, or
- part of an application, or
- contained in the planning report or file.

When a town or community councillor has registered to speak in opposition to an application, the applicant or agent will be allowed the right of reply.

Members of the Public

Speaking will be limited to one member of the public opposing a development and one member of the public supporting a development. Where there is more than one person in opposition or support, the individuals or groups should work together to establish a spokesperson. The Chair of the Committee may exercise discretion to allow a second speaker, but only in exceptional cases where a major application generates divergent views within one 'side' of the argument (e.g. a superstore application where one spokesperson represents residents and another local retailers). Members of the public may appoint representatives to speak on their behalf.

Where no agreement is reached, the right to speak shall fall to the first person/organisation to register their request. When an objector has registered to speak the applicant or agent will be allowed the right of reply.

Speaking will be limited to applications where, by the deadline, letters of objection/support or signatures on a petition have been submitted to the Council from 5 or more separate households/organisations (in this context organisations would not include community or town councils or statutory consultees which have their own method of ensuring an appropriate application is considered at Committee) The deadline referred to above is 5pm on the day six clear working days prior to the Committee meeting. This will normally be 5pm on the Friday six clear working days before the Tuesday Planning Committee meeting. However, the deadline may be earlier, for example if there is a Bank Holiday Monday.

The number of objectors and/or supporters will be clearly stated in the officer's report for the application contained in the published agenda.

The Chair may exercise discretion to allow speaking by members of the public where an application may significantly affect a sparse rural area but less than 5 letters of objection/support have been received.

Applicants

Applicants or their appointed agents will have a right of response where members of the public or a community/town council, have registered to address committee in opposition to an application. This will also be via a pre-recorded video or in person at the Planning Committee meeting.

When is speaking permitted?

Public speaking will normally only be permitted on one occasion where applications are considered by Planning Committee. When applications are deferred and particularly when re-presented following a committee resolution to determine an application contrary to officer advice, public speaking will not normally be permitted. Regard will however be had to special circumstances on applications that may justify an exception. The final decision lies with the Chair.

Registering Requests to Speak

Speakers must register their request to speak as soon as possible, between 12 noon on the Tuesday and 12 noon on the Friday before the Committee. To register a request to speak, objectors/supporters must first have made written representations on the application.

Anyone wishing to speak must notify the Council's Democratic Services Officers of their request by calling 01633 644219 or by email to registertospeak@monmouthshire.gov.uk. Please leave a daytime telephone number. Any requests to speak that are emailed through will be acknowledged prior to the deadline for registering to speak. If you do not receive an acknowledgement before the deadline please contact Democratic Services on 01633 644219 to check that your registration has been received.

Parties are welcome to address the Planning Committee in English or Welsh, however if speakers wish to use the Welsh language they are requested to make this clear when registering to speak, and are asked to give at least 5 working days' notice to allow the Council the time to procure a simultaneous translator.

Applicants/agents and objectors/supporters are advised to stay in contact with the case officer regarding progress on the application. It is the responsibility of those wishing to speak to check when the application is to be considered by Planning Committee by contacting the Planning Office, which will be able to provide details of the likely date on which the application will be heard. The procedure for registering the request to speak is set out above.

The Council will maintain a list of persons wishing to speak at Planning Committee.

Once the request to speak has been registered by the Council the speaker must submit their pre-recorded video by midday on Monday before the Committee meeting. The video content must comply with the terms below and be no more than 4 minutes in duration. If the third party does not wish to record a video they will need to submit a script to the Council by the deadline above, that will be read out by an officer to the Committee Members at the meeting. The script shall contain no more than 500 words and shall also comply with the terms below. Speakers will also have the option to attend the meeting in person and address Planning Committee.

Content of the Speeches

Comments by the representative of the town/community council or objector, supporter or applicant/agent should be limited to matters raised in their original representations and be relevant planning issues. These include:

- Relevant national and local planning policies
- Appearance and character of the development, layout and density
- Traffic generation, highway safety and parking/servicing;
- Overshadowing, overlooking, noise disturbance, odours or other loss of amenity.

Speakers should avoid referring to matters outside the remit of the Planning Committee, such as;

- Boundary disputes, covenants and other property rights
- Personal remarks (e.g. Applicant's motives or actions to date or about members or officers)
- Rights to views or devaluation of property.

Procedure at the Planning Committee Meeting

The procedure for dealing with public speaking is set out below:

- The Chair will identify the application to be considered.
- An officer will present a summary of the application and issues with the recommendation.
- The local member if not on Planning Committee will be invited to speak for a maximum of 6 minutes by the Chair.
- If applicable, the video recording of the representative of the community or town council will then be played to Members (this shall be no more than 4 minutes in duration). Alternatively, if the community or town council has opted to submit a script of their representations that will be read out by an officer to the Committee Members at the meeting. Alternatively, the community or town council representatives may address the Planning Committee in person at the meeting for a maximum of 4 minutes.
- If applicable, the objector's video recording will then be played to the Members (this shall be no more than 4 minutes in duration) Alternatively, if a third party has opted to submit a script of their representations that will be read out by an officer to the Committee Members at the meeting. Alternatively, the objector may address the Planning Committee in person at the meeting for a maximum of 4 minutes.
- If applicable, the supporter's video recording will then be played to Members (this shall be no more than 4 minutes in duration) Alternatively, if the third party has opted to submit a script of their representations that will be read out by an officer to the Committee Members at the meeting. Alternatively, the supporter may address the Planning Committee in person at the meeting for a maximum of 4 minutes.
- If applicable, the applicant's (or appointed agent's) video recording will then be played to Members (this shall be no more than 4 minutes in duration). Alternatively, if the third party has opted to submit a script of their representations that will be read out by an officer to the Committee Members at the meeting. Alternatively, the applicant (or appointed agent) may address the Planning Committee in person at the meeting for a maximum of 4 minutes.
- Where more than one person or organisation speaks against an application, the applicant or appointed agent, shall, at the discretion of the Chair, be entitled to submit a video of their response of up to 5 minutes in duration. Alternatively, the applicant (or appointed agent) may address the Planning Committee in person at the meeting up to 5 minutes in duration.
 - Time limits will normally be strictly adhered to, however the Chair will have discretion to amend the time having regard to the circumstances of the application or those speaking.
 - Speakers may speak only once.
 - Committee Members may then raise technical questions with officers.
 -
- Planning Committee members will then debate the application, commencing with the

local member if a Member of Planning Committee. Officers will not take any further questions unless it is to advise Members about a procedural or legal issue, or where they consider Members are deviating from material planning considerations.

- Where an objector or supporter or applicant/agent community or town council has spoken on an application no further speaking by or on behalf of that group will be permitted in the event that the application is considered again at a future meeting of the Committee unless there has been a material change in the application.
- The Chair's decision regarding a procedural matter is final.
- When proposing a motion either to accept the officer recommendation or to make an amendment the Member proposing the motion shall state the motion clearly.
- When the motion has been seconded the Chair shall identify the Members who proposed and seconded the motion and repeat the motion proposed (including any additional conditions or other matters raised). The names of the proposer and seconder shall be recorded.
- Members shall decline to vote in relation to any planning application unless they have been present in the meeting of the Planning Committee throughout the full presentation and consideration of that particular application.
- Any Member who abstains from voting shall consider whether to give a reason for their abstention.
- The Legal Officer shall count the votes and announce the decision.
-
- When the motion has been seconded, the Chair shall identify the members who proposed and seconded the motion and repeat the motion proposed. The names of the proposer and seconder shall be recorded.
- A member shall decline to vote in relation to any planning application unless he or she has been present in the meeting of the Planning Committee throughout the full presentation and consideration of that application.
- Any member who abstains from voting shall consider whether to give a reason for his/her abstention.
- An officer shall count the votes and announce the decision.

Public Document Pack Agenda Item 3

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 10th 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/suFeU4qI0dg?si=9BYV2418bPqvi8e8&t=1085>

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

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.

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**

**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 1st October to 31st December 2025.

The meeting ended at 3.42 pm.

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Application Number: DM/2020/01884

Proposal: Full planning application for the redevelopment of the site to form 4 no. walk-up apartments with associated parking and works

Address: Land At St Andrew's Crescent Garages, St Andrew's Crescent, Abergavenny, NP7 6HF

Applicant: Mr Morgan Goff

Plans: Location Plan SBR-Z1-00-DR-A-TP401 - , Location Plan PL01 - , Site Layout PL02 - , Floor Plans - Proposed PL03 - , Floor Plans - Proposed PL04 - , Proposed Roof Plan PL05 - , Ecology Report E25130501/DOC 03 - , Elevations - Proposed ELE 01 - , Elevations - Proposed ELE 02 - , Elevations - Proposed ELE 03 - , Elevations - Proposed ELE 04 - , Drainage 2739-PHG-XX-XX-RP-C-0001 - , Drainage 2740-101 - , Engineering Layout 2740-100-A

RECOMMENDATION: Approve subject to s106 agreement

Case Officer: Kate Bingham
Date Valid: 24.12.2020

This application is presented to Planning Committee due to the number of objections raised and at the request of the Local Member.

1.0 APPLICATION DETAILS

1.1 Site Description

This application relates to an area of land owned and maintained by Monmouthshire Housing Association (MHA) within the development boundary of Abergavenny. The application site is situated off St Andrew's Crescent, to the west of St Teilo's Road and south of St David's Road. The site is relatively flat, measuring approximately 1.1 ha, currently comprising three terraced blocks of prefabricated garage units. The garages are in a poor condition with many of the units used for general storage. A Prior Notification has been accepted by the Council for the demolition of these garages (ref: DM/2020/01823).

The site is not within a conservation area or flood plain but is located within the Nutrient Sensitive Catchment Area of the River Usk.

1.2 Value Added

The original design for five dwellings and one bungalow, was prepared and submitted in line with Welsh Government's Innovative Housing Programme, a program of funding which was available at that time of the submission which sought to encourage innovation within the housing construction industry. However, the progression of the original scheme has been significantly delayed by the phosphate pollution issues which affected the wider area (the River Usk SAC), and in the interim, the previously allocated funding stream was discontinued. With the resolution of the pollution issue the applicant is now wishing to revisit the proposal through a more traditional design approach formed by four no. walk up apartments, resulting in a net reduction of two units compared to the previous design.

1.3 Proposal Description

The updated application proposes the demolition of 32 garages and construction of four one-bedroom walk-up flats, taking the form of a two-storey block, resembling a pair of semi-detached houses. The development will share a single access off St Andrew's Crescent onto a parking and turning area with six parking spaces together with refuse/recycling store and a bicycle store.

The application has been submitted by Monmouthshire Housing Association (MHA) who are a Registered Social Landlord (RSL) and the new units are proposed on the basis that they will remain affordable in perpetuity.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2020/01823	Demolition of 32 garages.	Acceptable	08.01.2021
DM/2020/01886	Full planning application for the redevelopment of the site to form no. 6 walk-up apartments with associated parking and works (St Teilo's Road).	Pending Determination	

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 LDP The Spatial Distribution of New Housing Provision
 S4 LDP Affordable Housing Provision
 S12 LDP Efficient Resource Use and Flood Risk
 S13 LDP Landscape, Green Infrastructure and the Natural Environment.
 S16 LDP Transport
 S17 LDP Place Making and Design

Development Management Policies

H1 LDP Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements
 DES1 LDP General Design Considerations
 EP1 LDP Amenity and Environmental Protection
 EP5 LDP Foul Drainage
 GI1 LDP Green Infrastructure
 NE1 LDP Nature Conservation and Development
 MV1 LDP Proposed Developments and Highway Considerations
 SD4 LDP Sustainable Drainage

Supplementary Planning Guidance

Infill Development SPG November 2019:
<https://www.monmouthshire.gov.uk/app/uploads/2020/02/Appendix-2-Infill-Development-SPG-Latest-Version-for-Final-Adoption-2020-Dave-adjustments-00000002>.

4.0 NATIONAL PLANNING POLICY

Planning Policy Wales (PPW) Edition 12

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being as required by the Planning (Wales) Act 2015, the Well-being of Future

Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Llantilio Pertholey Community Council - The Councillors of the Llantilio Pertholey Community Council wish to strongly object to the above planning application.

At the meeting of Community Council on 17th July, 11 representatives of the community directly impacted by this development spoke during the public session of the meeting to convey their objections and after careful consideration by the Council it was unanimously agreed to support these views and call for a public consultation to discuss this development or that the application be put to planning committee so that the voices of the community and the council can be heard. The objections we make are as follows:

1. Highway safety and Parking: The houses in this area were built in the 1960s and many residents have lived there since the houses were built. In the 1960s there were probably four or five cars in the Crescent and now the area is overrun with vehicles. The major concern is therefore accessibility. The development would dramatically impact the already congested area and the availability of sites for residents parking.
2. The impact this could have on the health and safety of residents is grave. Already there has been an incident whereby an ambulance was unable to access a gentleman's house to attend an emergency. The gentleman had sadly passed away before the ambulance crew could gain access and it is impossible to say whether or not he would have lived had the ambulance crew got there sooner but concern is that there could be another incident of this nature caused by inaccessibility. Fire engines would be unable to access a fire, another cause for concern. During the day the dustbin lorries are able to access the area because a lot of residents are out at work but after 6pm the parking in the vicinity is chaotic.
3. Concerns have been raised that the development will impact the quality of life currently enjoyed by residents with their homes becoming overlooked with loss of privacy.
4. One of the residents is disabled and cannot move around without the help of a wheelchair. The development will further impinge on his accessibility in and out of his property.

Mess, noise and disruption would be too stressful for the elderly.

Abergavenny Town Council - Recommend approval.

Natural Resources Wales (NRW) - No objection.

We note information has been provided by Dwr Cymru Welsh Water (DCWW) to confirm that the permit for the associated wastewater treatment works has been reviewed against the revised water quality targets for the SAC. DCWW have also confirmed that it will be able to accept the foul flows from the proposed development and remain in compliance with revised permit limits. Therefore, we refer you to our Advice and the information set out in the section titled 'What does this mean for development proposals involving connection to public wastewater treatment works'.

Dwr Cymru-Welsh Water (DCWW) - After reviewing the submitted information we advise that the proposed development site is crossed by a 150mm public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the submitted drawings it appears the proposal would not be situated within the required 3m protection zone; however, no CCTV survey that confirms the true location of the asset has been provided. Therefore, we cannot support this

document forming part of the approved plans until a survey has been undertaken to establish the true location of the 150mm public surface water sewer.

After assessing the submitted proposal against the Statutory Public Sewer Record it appears that the proposal would be built directly on top of the sewer crossing the site and result in detrimental development. Therefore, respectfully recommend that the developer carry out a survey to ascertain the location and depth of this sewer and establish its relationship to the proposed development.

Surface Water - We have reviewed the information submitted as part of the application form and note that the intention is for surface water to be disposed of via a sustainable drainage system and welcome this approach. We recognise that the assessment of this method of disposal is the responsibility of the Lead Local Flood Authority / SAB. However, if minded to grant planning consent, for the avoidance of doubt, we request that a condition preventing surface water entering the public sewerage system is included in any subsequent consent.

Notwithstanding the above, we refer to Planning Policy Wales which acknowledges that legislation prohibits the discharge of surface water to foul sewers. Furthermore, it highlights that any surface water from new developments should not be discharged to combined systems because of the risk of pollution when combined systems overflow (Para 6.6.3). Therefore, no amount of surface water will be permitted to communicate directly or indirectly with the public combined sewerage system.

Foul Drainage - The proposed development site is located in the catchment of a public sewerage system which drains to Llanfoist (Abergavenny) Wastewater Treatment Works (WwTW) and ultimately discharges to a river Special Area of Conservation (SAC). We would advise that this WwTW has/is due to have a phosphorus consent limit of 2 mg/l by 31.12.2025 and is currently compliant with the 95% quartile for its flow passed forward (FPF) performance [and final effluent permits]. In addition, we have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the immediate public sewerage system.

MCC Highways – Concerns identified.

The application has been amended to form a total of four dwellings, each a single bed unit in a maisonette style. The site still provides access for more than five dwellings due to the existing rear vehicular accesses. Therefore, it is still recommended the site is designed to adoptable standards, which the turning head and passing provision are.

The applicant is advised that refuse collection is undertaken from the nearest public highway and such servicing vehicles are not expected to cross private accesses. Therefore, the bin and refuse store should be considered in detail.

The plans indicate a total of six parking spaces for the development. The four in front of the properties would satisfy their parking requirements under the MCC Local Parking Standards, however, it isn't clear what the additional two spaces are for. While we don't oppose additional parking provision, we would request clarity over the intended use.

A partial garage audit was undertaken in 2021, however there appears to be no recent information regarding the use of the site and no consideration of its loss on the parking stress of the local area. While we raise no objection to the use of the site, it is still the highway authority's opinion that the proposal represents a marked increase on parking stress in the local area. We request that the applicant provides additional information in the form of a recent garage audit to prove the proposal will not impact parking stress, and additional information regarding the "alternative sites" for parking in the interest of parking issues and highway safety concerns.

Previous comments (02.02.2020) - The highway authority does not object to the principle of residential development and access off the adopted publicly-maintained highway. However, the proposed means of access and internal layout does not meet the Welsh Government Common Standards for shared private drives, namely:

- Private shared drives will be considered as a primary means of access for up to 5 dwellings.
- Such accesses will not be adopted and maintained as public highway.
- Private shared driveways should be a minimum of 4.5m wide to enable two vehicles to pass.
- Private shared driveways must also incorporate a turning area for use by residents and visitors to facilitate access and egress from the shared driveway in forward gear.
- Roads serving more than 5 units shall be constructed to adoptable standards.
- Adequate internal provision to enable service (refuse vehicle) and delivery vehicles to access and egress in a forward gear is required. MCC operate and collect waste and recyclables from the kerbside and avoid where possible the need to travel over private areas.

MCC SAB – No objection, advice included.

Dwr Cymru Welsh Water (DCWW) plans show a 150 mm diameter surface water sewer running along St Teilo's Road. This is likely to be a suitable drainage discharge destination if soils are not sufficiently permeable to allow infiltration drainage. We recommend that enquiries are made with DCWW at the earliest opportunity to determine whether they would allow a connection.

The proposed development will require a Sustainable Drainage System (SuDS) designed, constructed and maintained in accordance with the Statutory Standards for SuDS in Wales and approved by MCC as SuDS Approving Body (SAB).

Flood risk maps provided by Natural Resources Wales do not indicate the site to be at particular risk of flooding. Our database of previous flood events does not record any flood events in close proximity to the site. Our database of drainage and flood assets does not record any drainage or flood assets in close proximity to the site. We therefore have no objection to the proposed development on flooding grounds.

MCC Biodiversity – No objection subject to conditions (net benefit for biodiversity).

SEWBRc Search Results - No significant ecological record identified.

5.2 Neighbour Notification

28 representations received objecting to the application:

Traffic/Loss of Garaging

- Increased traffic and noise pollution.
- Access along St. Andrew's Crescent is not practical with the traffic congestion.
- Having been built in the 1960s, none of the houses had garages or driveways and none of the flats had designated parking spaces. By the early 1970s the lack of parking was becoming a problem and that is why the garages in question were built.
- MHA have not taken account of concerns brought forward by the residents of the street.
- Parking on pavements, grass verges and walkways is commonplace as is double parking and blocking people in.
- There have been occasions when emergency vehicles have been unable to gain access.
- Adequate parking facilities for the existing flats should be provided, before any consideration is given to the construction of any other properties.
- Lack of parking an issue for people with disabilities.
- Health and safety issues will increase with emergency vehicles, doctors, nurses, carers, tradesmen and refuse collectors finding access difficult.
- Neighbour disputes will increase.
- There is provision of accommodation, parking and large gardens for a minority of four properties while only a worsening of conditions for everyone else.

- It is not only the immediate area of the development site that would be impacted, but a larger area, extending throughout the St Andrew's Crescent and beyond to St David's Road and St Teilo's Road.
- In the evenings it is impossible to park anywhere in the immediate area.
- For many elderly and disabled people in the area, their car is essential for their quality of life.

Drainage

- Planning permission should only be granted on condition that Welsh Water is complying with the new lower phosphate limit.
- The main foul water sewer from the north of Abergavenny to Llanfoist Water Treatment Works regularly floods in the Ross Road after heavy rain. This indicates that a high level of surface water is entering the sewer. It is unacceptable that Welsh Water has not addressed this longstanding problem. Please clarify with Welsh Water if foul water from the new development will be entering this sewer.

Residential Amenity

- The buildings would be right outside of my house and in direct view of my upstairs windows causing a privacy issue as well as obstructing the view of the Deri.
- The proposed flats are out of keeping with the character of the area, which is predominantly made up of family homes with gardens. Such a development would fundamentally alter the quiet and community-oriented atmosphere valued by residents and set an unwelcome precedent for similar future developments.
- Concerns raised regarding rear access to existing dwellings from the application site.

Construction Phase

- The construction phase will create considerable inconvenience, with the regular presence of heavy lorries and building equipment on local roads. These roads are neither wide nor robust enough to safely accommodate such traffic.
- Increased noise, dust, and obstruction from construction vehicles will severely affect residents' daily lives and pose further safety risks, particularly for children walking to school.
- Has any provision has been provided for access for large vehicles during the demolition and building processes?
- How are big trucks and cranes etc to get to the proposed site?

Other

- The area already has limited open spaces for the residents to share. Things like parks, fields and community areas are well used and busy at times. Adding more residents to the area will exacerbate this.
- Same issue applies today as in 2020.

Six objections received in response to the initial consultation in 2020:

- The area is already heavily populated with houses and flats and parking for vehicles is a real cause for concern.
- Nearly all houses have at least two, if not more, cars and access into the area and finding a safe place to park is already very difficult.
- Suggest that developers should visit the site during the evenings and at the weekend when they would get a true picture of how difficult the parking situation already is, before considering any further development in the area. To demolish the garages will only exacerbate this issue further.
- It would make more sense to refurbish the garages, so that they are fit for purpose, and to ensure that they are rented out to residents who actually live in the area.
- Earlier this year work was carried out to the garden area and fencing of the flats at the back of the garages. Serious issues were raised by lorries trying to access the area; trying to reverse around tight corners and moving in and out of the crescent.

- Question the safe access for emergency vehicles should this proposed development go ahead.
- Refuse collections and deliveries are a nightmare. Building six additional properties in the area will again only exacerbate this situation.
- The redevelopment of the site to include the building of six new properties, with all the infrastructure involved and increased traffic increased traffic flow in and out of the crescent, will substantially compromise the safety of local residents, including families who use the crescent to gain access to local schools.
- Better if greens get dug out and parking spaces put there instead.
- While spatial strategy may aim to reduce the reliance on private vehicles, unless and until the public accept that, there is an ongoing need for vehicle parking.
- The site itself is surrounded by existing housing, making it confined and overlooked, giving the impression of the old tenement blocks of the worst kind of Victorian housing.
- The insular approach to the development site demonstrates the lack of concern for the amenities of existing residents on the area around the site.
- There is no landscaping scheme included so that there is no encouragement for wildlife.
- The bungalow looks quite small in size and if the others are also small, regardless of the appearance of the dwellings, inadequate living space will cause more problems in the future.
- The proposal for wedge-shaped dwellings may be considered attractive to look at by some but it is out of keeping with the surrounding properties and is not very good use of floor space if there is only upstairs space for half of the floor area.

5.3 Other Representations

None.

5.4 Local Member Representations

Cllr Su McConnel - Both applications from MHA for similar developments in my ward. Many residents have contacted me, and this is to request that this is considered by planning committee at which I would have the opportunity to represent their views.

6.0 EVALUATION

6.1 Principle of Development

6.1.1 The site is within the Development Boundary of Abergavenny as defined under Policy S1 of the Local Development Plan (LDP) and as such the principle of new residential development at this location is acceptable. There is also an evidenced need for affordable housing in the local area.

6.1.2 The removal of the garaging is already consented via Demolition Notice DM/2020/01823. This was a Prior Notification application where the scope of the Local Planning Authority is limited as it can only consider whether its approval is required in respect of the method of demolition and the restoration of the site. As such, the loss of existing parking/storage within the garages was not a material consideration in the determination of the Prior Notification. An assessment of parking and access is instead considered under this Full Planning Application.

6.2 Good Design/ Place making

6.2.1 The land is classed as brownfield land as it currently accommodates 32 garages. Given the size of the site, it is considered that the plot is capable of accommodating the number of dwellings proposed in conjunction with associated areas of parking and amenity space without resulting in overdevelopment of the site.

6.2.2 The dwellings along the surrounding streets including St David's Road, St Teilo's Road, and St Andrew's Crescent are typically two storey terraced or semi-detached properties and larger blocks of flats, constructed in the 1960s and 1970s. These dwellings are generally built with external finishes of render and brick. They all have pitched roofs, finished in profiled concrete tiles. The general landscape character of the immediate area is of residential roads, wide verges with amenity grass and mature street trees interspersed with occasional shrubbery, front gardens and grass areas leading to dwellings. There are a series of pedestrianised interconnecting spaces allowing permeability through the wider settlement.

6.2.3 The proposed development comprises four one-bedroom walk-up flats, taking the form of a two-storey block, resembling the form of a pair of semi-detached houses, commonly found within the area. The design has adopted a modern style, albeit with a more traditional form compared to the previous design. Proposed facing materials will look to harmonise with the surrounding properties whilst maintaining the more modern appearance through the use of light/buff multi facing brick, with dark multi brick feature areas and slate effect roof tiles. A bank of photo-voltaic solar panels would be provided on the front roof plane of the building.

6.2.4 Amenity space is provided for each unit to the rear of the building together with some planting to the frontages and within the parking and turning area. Any consent that Members are minded to approve should include a condition requiring the submission of a full landscaping scheme.

6.2.5 Overall, the mass, size and scale of the dwellings are modest and comparable to many surrounding the site. It is therefore considered that the proposed development will have a positive impact on the surrounding area in terms of visual amenity and design and will bring an underutilised parcel of land into use for much needed housing. The proposal meets the requirements of LDP policies DES1 and EP1 in terms of design and layout.

6.3 Impact on Amenity

6.3.1 The site is bordered to the north, east, south and west by existing residential dwellings and flats which are up to two storeys in height. The proposed dwellings generally adhere to established privacy and separation distances to the existing properties which surround the site as detailed in the Council's Supplementary Planning Guidance in relation to new infill development.

6.3.2 The proposed new dwellings are positioned in the centre of the site, set away from the site boundaries. The ridge of the building runs east to west through the site with a maximum height of approximately 8.5m (5.3m to the eaves). Although the proposed dwellings would be taller than the existing structures on site, there is sufficient distances between the new building and existing neighbouring properties to ensure that there will be no adverse impact in respect of being overbearing.

6.3.3 The principal elevations of the proposed new units will face north and south with no openings proposed on the east or west gabled elevations. There will be a distance of approximately 18.2m between the habitable windows of the upper floors in the northern elevation of the proposed flats and the nearest neighbouring dwelling. This distance cannot be increased due to the location of the public sewer running through the site. Given the density of the residential development in the area, it is considered that 18.2m is adequate in this case, rather than the 21m which is suggested in the council's SPG on infill development.

6.3.4 Whilst technically backland development, it is considered that the disruption arising as result of the proposed use and associated vehicle movements would be significantly less than that generated by the existing site of 32 garages if that was used and operated to its maximum capacity.

6.3.5 On the basis of the above, it is considered that the design, siting, scale and orientation of the units are therefore such that they will not give rise to any unacceptable impacts upon the residential amenities of neighbouring properties. The removal of the dilapidated garages and redevelopment will have a positive impact on the neighbouring amenities due to the increased

natural surveillance and enhanced streetscape. Overall the proposed development is therefore considered to accord with LDP policies DES1 and EP1.

6.4 Transport

6.4.1 PPW12 makes it clear that the Welsh Government is committed to reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. The Policy moves on to require "the use of a sustainable transport hierarchy in relation to new development, which prioritises walking, cycling and public transport ahead of the private motor vehicles."

6.4.2 The site is located within 1.5km from the Abergavenny town centre which has a variety of services and employment opportunities. The closest bus stop is approximately 230m from the site to the east on St Teilo's Road, providing bus links into the town centre, the bus station and train station allowing access to public transport for journeys further afield. The location of the proposed development is therefore considered to be relatively sustainable in terms of the Sustainable Transport Hierarchy referred to in PPW12.

6.4.3 In terms of access and parking, the application has been amended to form a total of four dwellings, each a single bed unit in a maisonette style. However, the site still provides access for more than five dwellings due to two other existing vehicular accesses off the garage area serving properties along St Andrews Crescent. Therefore it is still recommended the site is designed to adoptable standards, which the turning head and passing provision are. However, the existing access which serves the site is 4.2m wide at the entrance to the site which is not wide enough to be up to adoptable standards. There is no opportunity to widen this access as the land either side is not within the applicant's control. Having regard to the small scale of the proposed dwelling units themselves, it is considered that the arrangement proposed will be acceptable and will not adversely affect highway safety as the vehicle movements resulting from the proposed development will be less than those which could be generated from the site if the garages were utilised to their fullest extent. The approach not to require the access road to be adopted was followed on previous similar developments by MHA elsewhere at Western Avenue and Pembroke Road in Bulwark (planning consents DM/2020/00023 and DM/2019/02065).

6.4.4 Servicing/deliveries can be undertaken from the existing carriageway of St Andrew's Crescent, in much the same arrangement for the existing dwellings Nos. 14-17. The development does offer enough space for vehicles to enter, turn and then exit in a forward gear. A bin collection point has been incorporated adjacent to the access to the site, to allow the refuse to be collected from the kerbside.

6.4.5 The site provides four parking spaces for the flats whilst also providing opportunities for casual parking for existing residents and visitors (two spaces). Furthermore, each dwelling will benefit from secure cycle and bin storage. This meets the requirements of the Monmouthshire Parking Guidelines.

6.4.6 In terms of the loss of parking within the garages, it should be understood that the garages can be demolished without the need for this application to be approved. Nevertheless, a survey in 2021 of garage use by MHA showed that a small number of the garages were being used for parking of vehicles owing to their small size and poor condition. Of the 32 garages, 10 were used for car storage, 8 for storage and 2 were void. There was no response regarding the remaining 12. It is unlikely that usage of the garages has changed to any great extent since the 2021 when the survey was undertaken given the intention of MHA to redevelop the site.

6.4.7 MHA has further advised that they have some availability of garage units across the County and will look to assist all existing garage occupiers by giving those who require replacement provision priority. They are also in internal discussions regarding land immediately to the south of the site to accommodate further parking (approx. 6 spaces) for local residents. However, no formal application for these works has been submitted to date.

6.4.8 Whilst the concerns raised are acknowledged, the works would generate fewer vehicle movements relative to when the site was in active and full use for parking, and that the proposed

layout plan outlines sufficient parking provision with each property having one car parking space in accordance with Monmouthshire's Parking Guidance. Due to the condition of the garage units, coupled with the level of housing need in the area, it is considered that redevelopment to housing would offer the most effective use of the site. The proposal is therefore considered compliant with the requirements of policies S16 and MV1 of the LDP.

6.4.9 In terms of construction traffic, a Construction Management Plan should be provided prior to development on the site commencing to ensure that construction traffic will not adversely harm highway safety for the duration of the works. This should also cover amenity issues associated with building works such as hours of operation and control of noise and dust. This can be conditioned should Members be minded to approve the application.

6.5 Green Infrastructure

6.5.1 Chapter 6 of Planning Policy Wales (PPW) 12 highlights that a Green Infrastructure (GI) statement should be submitted with all planning applications and will be proportionate to the scale and nature of the development. The statement which will need to be informed by a GI assessment of the site will describe how green infrastructure will be incorporated into the proposal and how the step wise approach to protecting biodiversity, habitats and GI onsite will be managed. A step wise approach considers what impacts may occur as a result of development activity to any identified biodiversity, habitats and green infrastructure assets and networks that may be present on or bounding a site. The approach then seeks to manage any harm that may occur by (a) avoiding (b) minimising (c) Mitigate / Restore.

6.5.2 The existing site has limited ecological value as existing, being completely covered in hard standing and buildings. The proposed development proposes new areas of soft landscaping and the provision of new tree planting.

6.6 Biodiversity

6.6.1 The Demolition Notification for the site was supported by a Building Inspection Report undertaken by Soltys Brewster in December 2020. The assessment found no evidence of current or recent use of the existing buildings by bats or nesting birds, which is not unlikely given the setting of the site in a well-lit ecologically isolated area of hardstanding overlooked by two storey properties. However, given the time that has lapsed since the original report was commissioned an updated Building Inspection Report has been prepared by Soltys Brewster, undertaken in February 2025. Similarly, this report concluded that the proposed site remains comprised of hardstanding and buildings considered to be of negligible ecological value and found no evidence to suggest the current or previous use of the garage units by roosting bats or nesting birds.

6.6.2 Planning Policy Wales (PPW) 12 sets out that “planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity” (para 6.4.5 refers). This policy and subsequent policies in Chapter 6 of PPW 12 respond to the Section 6 Duty of the Environment (Wales) Act 2016.

6.6.3 In noting the existing site supports limited ecological features, it is considered that that the proposed development would achieve a net benefit for biodiversity with an overall increase in landscape planting to be included as part of the design, compared to the current situation. The planting should be conditioned should Members be minded to approve the application.

6.6.4 Under regulation 63 of the Conservation of Habitats and Species Regulations 2017 it is necessary to consider whether the development should be subject to a Habitat Regulations Assessment. This is in particular reference to the impact of increased concentrations of Phosphates on designated SAC's. NRW has set new phosphate standards for the riverine SAC's of the Wye and Usk and their catchment areas. Development that may increase the concentration of phosphates levels will be subject to appropriate assessment and HRA.

6.6.5 NRW Interim Guidance (9/2/26) provides that the following developments can be screened out as not likely to have a significant effect on a river SAC in relation to nutrient inputs, as there is unlikely to be a source of additional nutrients or pathway for impacts:

- developments intended to provide services, facilities, commercial sites, or places of employment (e.g., community buildings, schools etc.) for a local population already served by residential connections to existing public or private sewers discharging within the SAC river catchment.

As the proposed new dwellings are to provide homes to local people in need of housing, they will be occupied by a local population already within the river catchment and therefore there will be no additional nutrients or pathway for adverse impacts on the River SAC.

6.5 Response to the Representations of Third Parties and/or Community/Town Council

6.5.1 Some concerns were raised from immediate neighbours in relation to existing accesses to some from the application site. MHA have confirmed that the rear accesses will be retained.

6.5.2 There appears to be some doubt as to the exact location of the public sewer that runs through the site. However, it is likely that the route is as shown on the drawings provided by the applicant having surveyed the site themselves as part of their decision to develop the site.

6.5.2 Other matters raised have been addressed above and are not repeated here.

6.6 Well-Being of Future Generations (Wales) Act 2015

6.6.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.6.2 The scheme combines emergency and recovery provision blended with largely low carbon Housing First homes to provide an integrated response to ending homelessness in Monmouthshire. This is in line with Future Generations principles and respects and reflects the needs of different ages, cultures and ethnicities.

6.7 Conclusion

6.7.1 The site can be safely accessed via the existing access off St Andrew's Crescent and provides an appropriate level of car parking. Existing parking problems in the area would not be exacerbated by this proposal.

6.7.2 The proposed development will not result in any significant loss of amenity in relation to neighbouring properties.

6.7.3 The proposal includes new green infrastructure and opportunities to provide biodiversity enhancements to the immediate area.

6.7.4 For the reasons detailed above in this report, having regard to the relevant policies and all other material considerations the proposed development is considered to be acceptable subject to the conditions set out below and an appropriate Section 106 agreement to ensure that the housing is retained as affordable in perpetuity.

7.0 RECOMMENDATION: APPROVE

Subject to a 106 Legal Agreement requiring the following:

Housing to remain affordable in perpetuity.

Conditions:

1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

3 No development except demolition, shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development.

REASON: To safeguard the landscape amenities of the area and to ensure compliance with LDP Policy G11.

4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To safeguard the landscape amenities of the area and to ensure compliance with LDP Policy G11.

5 Prior to any works commencing on site a Construction Traffic Management Plan (CTMP) shall be submitted to and approved by the local planning authority, the CTMP shall take into account the specific environmental and physical constraints of Ty Gwyn Road and the adjoining highway network. The CTMP shall include traffic management measures, hours of working, measures to control dust, noise and related nuisances, measures to protect adjoining users from construction works, provision for the unloading and loading of construction materials and waste within the curtilage of the site, the parking of all associated construction vehicles. The development shall be carried out in accordance with the approved CTMP.

REASON: To ensure the access is constructed in the interests of highway safety and to ensure compliance with LDP Policy MV1.

6 Prior to the commencement of development, except site clearance, details bat and/or bird boxes to be provided as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The features shall be provided prior to the first beneficial use of the development and shall be maintained as such thereafter.

REASON: In the interests of the ecological and biodiversity value of the site and to ensure compliance with PPW 10, the Environment (Wales) Act 2016 and LDP policies S13, and NE1.

7 No development shall take place until a Green Infrastructure Management Plan detailing long-term management of features which provide net benefit for biodiversity as shown on "Proposed Design Site Layout. St Teilo's Road. Hammond Architectural. 2442 PL 02" has been submitted to and approved in writing by the local planning authority. The management plan shall include the following:

- a. Aims and objectives of management and appropriate options to achieve them.
- b. Prescriptions for management actions and a work schedule capable of being rolled forward over a minimum of 25 years
- c. Details of the body or organization responsible for implementation of the plan.

d. Ongoing monitoring and remedial measures.

REASON: To provide net benefit for biodiversity on the site as required by the Environment (Wales) Act 2016, Planning Policy Wales and LDP Policy NE1.

8 No development shall take place until a scheme of foul drainage and surface water drainage has been submitted to, and approved by, the Local Planning Authority and the approved scheme shall be completed before the dwellings are first occupied.

REASON: To ensure satisfactory facilities are available for disposal of foul and surface water and to ensure compliance with LDP Policy EP5.

INFORMATIVES

1 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

2 The proposed scheme will require a sustainable drainage system designed in accordance with the attached Welsh Government Standards for sustainable drainage. The scheme will require approval by the SuDS Approving Body (SAB) prior to any construction work commencing. Details and application forms can be found at: <https://www.monmouthshire.gov.uk/sab>

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Application Number: DM/2024/00441

Proposal: Change of use from previous vehicle repair workshop to domestic. To develop four residential properties

Address: The Old Quarry, West End, Undy, NP26 3HJ

Applicant: Russell Griffiths

Plans: All Existing Plans MH-7557 - Existing Site Plan, All Existing Plans MH-7558 - Existing 3D, All Proposed Plans MH-7559 REV B - Proposed Site Plan, All Proposed Plans MH-7561 Rev F - Proposed Layout, All Proposed Plans MH-9882 - Existing Site Plan, Transport Statement Transport Impacts - Connect TNO1, Landscaping Plan 24 1058 01 Rev A - , Landscaping Plan Landscape Maintenance Schedule V2, Green Infrastructure Appraisal/Statement

RECOMMENDATION: Approve subject to S106 agreement

Case Officer: Kate Young
Date Valid: 08.04.2024

This application is presented to members of the planning committee as there have been five or more objections received from local residents

1.0 APPLICATION DETAILS

1.1 Site Description

The application site is located on West End in Undy which is a no through road. The site, a former quarry, is set at a lower level than the surrounding residential properties. The site has previously been used as a vehicle repair shop but at the time of the site visit in May 2024 the site was being used for car sales and storage. There are two single-storey buildings on the site that are in a dilapidated condition. There is an existing vehicle access off West End. The site is surrounded by up to 3-5m high rock faces of the former quarry which have largely vegetated over. The site is within the Gwent Levels Area of Archaeological Sensitivity. In respect of flood risk the application site falls within Zones 2 and 3 (Sea) on the flood maps for planning, and prior to the change to the guidance in TAN15, Flood Zone C1.

1.2 Proposal Description

This application seeks full planning consent for the construction of four two-storey detached dwelling houses, accessed off a single private driveway. Three car parking spaces, bicycle storage and bin store would be provided for each property. The dwellings would be finished in render with riven slate on the roofs. The scale, design and position of the development is illustrated in full on the submitted drawings. In order to accommodate the dwellings the two existing buildings on the site would have to be demolished.

The Application is accompanied by the following documents:

Flood Consequences Assessment
Environmental Site Assessment
Geotechnical Report
GI Statement
Landscape Maintenance Plan
Bat Survey

2.0 RELEVANT PLANNING HISTOREY (if any)

Reference Number	Description	Decision	Decision Date
DM/2018/01736	A two-storey rear extension, addition of a dormer window and minor internal alterations.	Approved	15.03.2019
DM/2021/00533	Discharge of conditions 3 (external fittings) and 4 (historic environment mitigation) relating to application DM/2018/01736.	Split Decision	14.05.2021
DM/2024/00441	Change of use from previous vehicle repair workshop to domestic. To develop 4 residential properties.	Pending Determination	

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 LDP The Spatial Distribution of New Housing Provision
S4 LDP Affordable Housing Provision
S12 LDP Efficient Resource Use and Flood Risk
S13 LDP Landscape, Green Infrastructure and the Natural Environment
S16 LDP Transport
S17 LDP Place Making and Design

Development Management Policies

H1 LDP Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements
SD3 LDP Flood Risk
SD4 LDP Sustainable Drainage
GI1 LDP Green Infrastructure
NE1 LDP Nature Conservation and Development
EP1 LDP Amenity and Environmental Protection
EP5 LDP Foul Sewage Disposal
MV1 LDP Proposed Developments and Highway Considerations
DES1 LDP General Design Considerations

Supplementary Planning Guidance

Affordable Housing SPG July 2019:
<https://www.monmouthshire.gov.uk/app/uploads/2019/09/Final-Adopted-SPG-July-2019.pdf>

Infill Development SPG November 2019:
<https://www.monmouthshire.gov.uk/app/uploads/2020/02/Appendix-2-Infill-Development-SPG-Latest-Version-for-Final-Adoption-2020-Dave-adjustments-00000002.pdf>

4.0 NATIONAL PLANNING POLICY

Future Wales - the national plan 2040

Planning Policy Wales (PPW) Edition 12

Technical advice note (TAN) 2: planning and affordable housing

Technical advice note (TAN) 12: design

Technical advice note (TAN) 15: development and flood risk (2004)

Technical advice note (TAN) 18: transport

5.0 REPRESENTATIONS

5.1 Consultation Replies

Magor with Undy Town Council - No reply to date.

Welsh Water - No objection.

The foul flows are proposed to discharge into the public foul sewer where it eventually drains to Nash Wastewater Treatment Works where there is sufficient hydraulic capacity to accommodate the foul flows and foul flows only of the proposed development. Highways: No objection.

MCC Ecology - No objection.

MCC Highways – Advised acceptable.

MCC Drainage/SuDS - No objection.

Heneb (GGAT) - The proposal will require archaeological mitigation. This can be ensured by condition.

Natural Resources Wales (NRW) - We have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching a condition requesting a CEMP, a preliminary risk assessment for land contamination and land remediation.

The submitted FCA is considered acceptable.

Network Rail - No objection.

MCC Landscape - Holding objection (now resolved).

MCC Active Travel - This site is 15 minutes' cycle ride to Severn Tunnel Junction railway station, in an area with good and improving sustainable transport connections, therefore we support the use of the land and would like to see plans to maximise the active/sustainable travel potential of this site.

Residential cycle parking should be provided and detailed in the plan in line with ATAG/ Active Travel Act guidance.

5.2 Neighbour Notification

This application was advertised by means of a site notice and direct neighbour notification.

Letters of objection were received from five addresses.

Adverse impact on neighbouring business.

Poor access

The anticipated volume of construction traffic will severely affect the daily operations of existing business.

Inadequate visitor parking.

Noise, dust and restricted access during construction will deter customers from visiting our business and may cause delays in suppliers delivering stock.

Lack of notification.

Requests that construction hours are controlled.

Some of the land is inaccessible and this means it will be difficult to maintain.

The gardens are too small, one of the plots should be removed from the scheme.

Require details of how the retaining wall will be maintained.

May lead to increased flooding elsewhere, contrary to TAN15.

Overlooking and loss of privacy.

Over development.

The site should be developed with two bungalows.

Increase in traffic.

Danger to pedestrians, this is a single track road.

The new houses are too tall.

The site is in a flood zone.

Insufficient information provided.

No turning area within the site.

Questions about the red line boundary.

Letters of support from two addresses:

We need new houses to be built locally.

Development of brownfield sites is a good thing.

Residential use is more suitable than a commercial use.

5.3 Local Member Representations

None Received

Please note all representations can be read in full on the Council's website:

<https://planningonline.monmouthshire.gov.uk/online-applications/?lang=EN>

6.0 EVALUATION

6.1 Principle of Development

The application site is within the settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged. The land falls within the definition of previously developed as per the definition within PPW 12 which states:

(3.5.5) "Previously developed (also referred to as brownfield) land should, wherever possible, be used in preference to greenfield sites where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome".

PPW 12 also states that proposals for housing on infill and windfall sites within settlements should be supported where they accord with the national sustainable placemaking outcomes.

This is a sustainable location for a new residential development as it is located within an existing residential area. The site is within easy walking distance of a range of facilities including shops and community facilities in the settlement of Magor. The site is located close to two primary schools and within walking distance of a bus route. The proposal accords with a key objective of PPW12 providing residential accommodation in a sustainable location.

The site is located within the Magor with Undy Development Boundary. Policy S1 of the LDP says that the main focus for new housing development is within main towns and the Severnside sub-region. Undy forms part of that Severnside sub-region. Policy H1 of the LDP supports new residential development within development boundaries, subject to detailed planning considerations. The plot is of sufficient size to accommodate four new dwellings with associated parking, access and amenity space. The principle of new residential development in this location is acceptable in policy terms. This application needs to be considered against the Infill Development Supplementary Planning Guidance which was adopted in November 2019.

The application site falls within a flood zone. Flooding is an in-principle issue which will be covered in greater detail in a separate section of this report.

6. 2 Sustainability

The application site is within the settlement boundary, in an existing residential area where there is a presumption in favour of development and the efficient use of land is encouraged. Future occupiers would be well served by the local amenities and access to public modes of transport therefore no objection is raised in respect of the sustainability of the application site.

6.3 Placemaking/Good Design

Policy DES1 of the LDP requires development to respect the character and appearance of an area. The adopted SPG on Infill Development says that the design of the infill proposal should reflect the prevailing character of the adjacent properties in terms of scale, mass and rhythm of the street scene. This area of West End has a mixed architectural vernacular with old traditional cottages and modern infill. The houses to the north and east of the site are raised at a higher level and are relatively modern; however the new dwellings will not be seen in the same context. The new dwellings will be set away from the street view inside the quarry walls. Therefore, the proposal is not considered to result in any unacceptable visual impact that would be harmful to the character of the area.

The two-storey dwellings would have a relatively simple design with a two-storey gable to the front. The use of riven slate on the roof and cladding and render on the walls is in keeping with the character of the area. The design of the new dwellings is considered acceptable in this context. The proposal accords with Policy DES 1 of the LDP which seeks that all development should be of high-quality sustainable design respecting local character and distinctiveness.

6.4 Biodiversity/Green Infrastructure

LDP policies NE1 and GI1 seek to ensure that green infrastructure is protected, enhanced and the effects of climate change mitigated, such requirements accord with policy and guidance within Future Wales 2040 and Planning Policy Wales. A Preliminary Ecological Assessment was submitted as part of the application. The survey has been undertaken by a suitably experienced ecologist and follows good practice guidelines. The former quarry walls range between 2 and 4 m and in areas are covered with dense ivy.

There are two existing single-storey buildings and the quarry floor is made up ground used for car parking, with some ruderal boundary vegetation but limited value for wildlife. The survey identified low potential for bats in both buildings on site, and low potential in the walls of the quarry. With the exception of some limited potential for nesting birds, the potential for other protected species to be present is negligible, which the biodiversity officer agrees with.

The preliminary ecological assessment identified low potential for bats in both buildings on site which will be removed as part of the proposal. There is one tree with low potential for bats. The report also identifies low potential for bats in the quarry wall faces, due to many cracks and crevices. A Bat Survey report (produced Ecological Services Ltd., dated June 2025, v1) has been submitted to provide details of follow up surveys undertaken. Activity surveys followed good practice guidelines for low-potential buildings (one survey visit) and survey effort agreed for the rock faces (one visit per season). Bat activity was low during the surveys and no roosting activity was confirmed in either building or rock face.

The report recommends that features for roosting bats and nesting birds are included in the building to provide net benefit for biodiversity. Considering the initial condition of the site and constraints, the Council's Biodiversity Officer considers this appropriate for this site.

MCC Ecology agree with the finding of the submitted report and offer no objection to the proposal.

Section 6.2 of Planning Policy Wales 2024 (12th Edition) requests that all Planning Authorities adopt a strategic and proactive approach to green infrastructure. Paragraph 6.2.12 advises that a green infrastructure statement should be submitted with all planning applications. The approach to green infrastructure within planning applications needs to be proportionate to the scale and nature of the development proposals. A Green Infrastructure Statement was submitted as part of the application and is considered to be proportional to the development.

PPW 12 sets out that the planning system has a key role to play in helping to reverse the decline in biodiversity and increase the resilience of ecosystems, at various scales, by ensuring

appropriate mechanisms are in place to both protect against loss and to secure enhancement. It is clear that the planning system should ensure that overall there is a net benefit for biodiversity and ecosystem resilience, resulting in enhanced wellbeing. In line with planning policy and the requirements of the local planning authority, a scheme of biodiversity net benefit is required.

In this case the following enhancements are proposed:

Bird and bat boxes will be incorporated in to the buildings as described in the submitted report "Bat Survey: Old Quarry, Undy. Produced Ecological Services Ltd., dated June 2025, v1" and are shown on the Elevational Drawings.

These enhancements are considered to be proportionate to the scale of the proposals. The proposal meets the requirements of LDP policies NE1 and EP3 in this regard.

6.5 Landscape

The site is located to the south of Undy, south of the main railway line and bounding the Gwent Levels Cadw-registered historical landscape and Gwent Levels SSSI to the south from West End road. The site is set back from the access road and lies within a small square shaped quarry with relatively low partially-vegetated vertical rock faces, circa 2 – 4m above the existing quarry floor and hard surfaced flat base. The site is within Flood zone (sea) Zone 3.

There are several small buildings associated with the current use and the site is surrounded by residential properties at a higher topographical elevation.

Policy S13 Landscape, Green Infrastructure and the Natural Environment highlights that development proposals must maintain the character and quality of the landscape by preserving local distinctiveness, sense of place and setting as well as maintain, protect and enhance the integrity and connectivity of Monmouthshire's green infrastructure network. From a policy perspective Policy LC5 - Protection and Enhancement of Landscape Character - highlights that development will be permitted provided it would not have an unacceptable adverse effect on the special character or quality of Monmouthshire's landscape in terms of its visual, historic, geological, ecological or cultural aspects. The Council's Landscape Officer considers that from a Landscape and GI perspective that the proposal is broadly acceptable and will not have a significant adverse visual and landscape impact on localised and wider landscape character and setting.

A Landscape Plan has been submitted indicating the proposed planting and the Landscape Maintenance Plan is relatively comprehensive, providing a scheme of landscaping that gives an attractive sense of place, integration of development into the wider setting and enhancement of ecological connectivity and diversity. These are positive elements. The GI officer considered that there was insufficient strategic landscaping outside of private ownership to ensure the provision of GI and net biodiversity benefits can be secured.

Since those comments were made, more strategic landscaping has been provided on the entrance to the site which is now considered acceptable.

6.6 Impact on Amenity

Policy EP1 requires all development proposals to have regard to the privacy, amenity and health of occupiers of neighbouring properties. The site is surrounded by residential properties but they are all set at a higher level. To the south of plot 4 is Rocklands, a two-storey detached dwelling with a detached garage to the side and The Laurels, a two-storey dwelling that is side onto the road. It is the blank side elevation of plot 4 which faces towards the rear elevation of Rocklands and The Laurels. There would be approximately 10 metres between the rear elevation of Rocklands and the side elevation of Plot 4. The existing single-storey office building along the common boundary would be demolished. The Laurels is set further away from the common boundary. To the west of the application site is a residential property known as The Quarry, this bungalow is set at a higher level. Its side elevation is approximately 4.5 metres from the common boundary and contains two habitable room windows. It is the rear elevation of plot 1 that faces towards The Quarry, but it is at an acute angle. Bedroom 2 of plot 1 would not have a window facing towards The Quarry.

The rear elevations of plots 2 and 3 face towards the residential properties of The Hollies and Saxon House; there is a difference in height of approximately 4 metres. Each of these properties has an outbuilding on the common boundary. Plot 2 looks towards the side garden of The Hollies. Plot 3 faces towards the rear elevation of the Hollies; there is a distance of approximately 12 metres between the two. There will be no overlooking from the ground floor windows of the new dwelling as it is set at a much lower level in the quarry. The two first-floor windows on the first floor that both serve bedrooms would be angled towards the north-east to ensure no

unacceptable overlooking or loss of privacy, and even here the levels are lower for the proposed dwelling compared to the existing.

To the east of the site are the rear gardens of numbers 2, 3, 4 and 5 Whitehall Gardens. The length of these rear gardens ranges between 5 metres and 26 metres. The rear elevation of 5 Whitehall Gardens faces the blank side elevation of plot 3 and is at least 13 metres away. No. 4 Whitehall Gardens faces the parking area of the new development. The rear elevation of 3 Whitehall Gardens is over 20 metres from the rear elevation of plot 4. Due to the difference in levels the existing properties will look over the top of the proposed new dwellings. The new dwellings will not have an overbearing impact on the existing neighbours or streetscene. The proposal accords with the advice given in the SPG on infill development and also with the objectives of Policy EP1 of the LDP which requires that new development should have regard to the privacy, amenity and health of the occupiers of neighbouring properties.

6.7 Highways

6.7.1 Sustainable Transport Hierarchy

PPW12 refers to the Sustainable Transport Hierarchy where walking and cycling are the highest priority and public transport second with private motor vehicles being the least desirable. In this case the site is in an existing residential area where future occupiers would be well served by the local amenities and access to public modes of transport. There is a primary school in Undy and a range of retail, and service facilities in Magor which is within easy walking distance of the site.

6.7.2 Access / Highway Safety

The site is located at the southern point of Undy and is accessible from the nearest main arterial route the B4245 approx. 0.55km south over the rail bridge onto the county classified highway known as The Ramp and then turning west onto the county unclassified highway known as West End. The site benefits from an existing shared vehicle access with a neighbouring property, The Quarry. The shared access apron is very large which benefits the application site under its extant use for recovery vehicles and trailers.

The proposal comprises a new shared access road off the existing access apron described above which includes a small circular-shaped turning head. Each of the four dwellings would be accessed from the shared driveway and there would be a parking area for 3 vehicles per plot, which is the maximum requirement as per the Monmouthshire Parking Standards.

The Highway Authority do not object to the principle of the proposed development, the existing access onto West End has been re-engineered to a more suitable access for domestic shared use. The Highway Authority acknowledge that a 4.5m wide shared access and driveway has been provided within the site to allow two vehicles to pass safely.

In respect of traffic data, a technical note has been prepared by the applicant's consultants. Following review of the details contained in the technical note, the Highway Authority is satisfied that the vehicles trips generated by the proposed development of 4no. residential units is significantly less than that generated under the site's previous multi-use. Therefore, the traffic impact on the local highway network will be considerably reduced. The Highway Authority therefore have no concerns regarding traffic impact from the proposed development.

6.7.3 Active Travel

This site is 15 minutes' cycle ride to Severn Tunnel Junction railway station, in an area with good and improving sustainable transport connections, therefore MCC Active Travel Officers support the use of the land and would like to see plans to maximise the active/sustainable travel potential of this site. They recommend that residential cycle parking should be provided and detailed in the plan in line with ATAG/ Active Travel Act guidance, section 14.8.

The amended Site Plan submitted by the applicant shows that each plot would have cycle storage including a Sheffield Style bike rack.

6.7.4 Parking

The adopted Monmouthshire parking Standards require one parking space per bedroom up to a maximum of three for each residential unit. The proposed layout shows three off-street spaces per dwelling which is in accordance with the standards and Policy MV1 of the LDP.

6.8 Affordable Housing

LDP Policy S4 requires affordable housing contributions to be made in relation to developments which result in the net gain in residential dwellings. Where the net gain in dwellings is below the threshold for affordable units to be provided on site, which is 5 or more units in Severnside, then a financial contribution is appropriate. The financial contribution is based on floor area and the calculation contained in Appendix 3 of the Affordable Housing Supplementary Planning Guidance (July 2019). The amount of affordable housing proposed may be based on a viability assessment.

Formula: Financial Contribution = Internal Floor Area (m²) x CS Rate x 58%.
In Undy the CS rate is £80.

Each dwelling would have an internal floor area of 160m².

The financial contribution for each dwelling would be £7,424. Total financial contribution would be £29,696.

The applicant has confirmed they accept the payment and are willing to enter into a Section 106 agreement. The proposal thus accords with Policy S4.

6.9 Flooding

The planning application proposes highly vulnerable development (residential). The application was submitted in April 2024 prior to the adoption of the most recent TAN 15, therefore the application needs to be accessed under the guidance of the previous TAN15. The site is within Zone C1 of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The more recent Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zones 2 and 3 - Sea.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Paragraph 6.2 of TAN 15 says that new development should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue. In zone C the tests outlined in sections 6 and 7 will be applied, recognising, however, that highly vulnerable development and Emergency Services in zone C2 should not be permitted. All other new development should only be permitted within zones C1 and C2 if determined by the planning authority to be justified in that location. Development, including transport infrastructure, will only be justified if it can be demonstrated that:

- i) Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement; or,
- ii) Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region; and,
- iii) It concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2.1); and,
- iv) The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and Appendix 1 found to be acceptable.

In this case the site is not in a C2 Flood Zone. The new housing will be built on previously developed land. The site is used for used car sales and contains several substantial buildings. A Flood Consequences Assessment (FCA) was submitted as part of the application.

NRW reviewed the supporting FCA 'The Old Quarry - Undy - Flood Consequences Assessment, Version 1, by JBA Consulting dated April 2024, reference MIQ-JBA-XX-XX[1]RP-Z-0001-S0-P01.01' for the proposed change of use from previous vehicle repair workshop to 4 residential properties.

Topographic site information indicates that the boundary of the site is set at a higher ground level than the centre of the site (the former base of the quarry) and the main plateau. The FCA states, 'The highest elevation along the site boundary is 7.92mAOD in the south-western corner, adjacent to the site entrance. The site plateau is comprised of a general slope towards the central part of the site. Levels across the plateau range from 7.53mAOD to 6.81mAOD.'

The FCA states the development proposals are to build 4 residential properties on the site with ground levels proposed to be raised to 8.42m AOD to avoid overlooking from existing properties and 'that as the proposal is for residential use, a 100-year lifetime of development has been considered in the assessment based on highly vulnerable development use.'

The FCA confirms 'JBA updated the 2016 NRW 'Caldicot and Wentlooge Coastal Modelling

Study' inundation model in 2023, which was updated to align with current extreme sea level estimates, climate change guidance and model software versions.' Therefore the modelled data for the development site for the 0.5% annual probability event and 0.1% annual probability event, take into consideration climate change uplifts for the area. The model results for the updated Caldicot and Wentlooge Coastal Modelling Study 2123 projections have been used to assess the flood risk at the site, and are as follows:

- o 0.5% (1 in 200 year) plus climate change, 2123 flood level: 7.91m AOD
- o 0.1% (1 in 1000 year) plus climate change 2123 flood level: 8.64m AOD

Given the proposed land raising across the site, the development will be situated above the 0.5% plus climate change flood level resulting in no predicted flooding on the site. This complies with requirement of A1.14 of TAN 15.

Given the proposed land raising across the site the FCA states the site is predicted to flood to a maximum depth of 230mm during the 0.1% plus climate change event; this level is within the tolerable limits of flooding for residential development in the extreme event as defined in A1.15 of TAN 15.

The FCA confirms that despite the land raising, it is 'unlikely that the proposed development shall have a detrimental impact on flood risk to third parties due to the tidal nature of the flood risk, the infinite volume of the sea and the unlikelihood of displacing tidal waters.

Therefore, it has been assessed that the impact on flood risk to third parties is low.'

NRW are satisfied with this statement and require no further information in relation to flood risk elsewhere as a result of the land raising associated with the proposals.

The FCA recommends that residents should sign up for flood alerts and flood warnings and that given the large lead times, this will allow people to evacuate the site via West End Road safely. It also states that the flooding is also likely to be of short duration due to the change in tide levels.

The FCA indicates that the risks and consequences could be managed to an acceptable level.

The Planning Authority consider that the location of this development in a C1 Zone is justified (please see Section 6.1) and that all of the criteria set out in the tests in paragraph 6.2 of the TAN are satisfied.

6.10 Drainage

6.10.1 Foul Drainage

The foul water will connect to a mains sewer. This complies with the advice from NRW that in a sewered area development must normally connect into a mains sewer. The foul flows are proposed to discharge into the public foul sewer where it eventually drains to Nash Wastewater Treatment Works. Welsh Water have confirmed that there is sufficient hydraulic capacity to accommodate the foul flows and foul flows only of the proposed development. Welsh Water have offered no objection to the proposal but request a condition that surface water shall not connect with the public sewerage network in order to prevent hydraulic overloading of the public sewerage system.

6.10.2 Surface Water Drainage

The scheme will require a sustainable drainage system designed in accordance with the Welsh Government Standards for sustainable drainage and approval by the SuDS Approving Body (SAB) prior to any construction work commencing. The application has now demonstrated a means of surface water discharge to infiltration. As a result of the 'Infiltration Test Results' submitted in February 2026 and the information contained within, the Sustainable Drainage Approval body have no objection to the proposal.

6.11 Planning Obligations

If the application is to be approved then a financial contribution of £29,696 would be required in accordance with Policy S4 to go towards providing affordable housing in the local area.

6.12 Response to the Representations of Third Parties and/or Town Council Two letters of support were received making the point that more housing is required in the area and that housing is a more desirable use than the existing commercial use. They also made the point that developing on a brownfield site is policy compliant.

Objections were received from five addresses. Undy Building Supplies operate from a premises at the end of this no-through road and are concerned that the development would have an adverse impact on its business, especially during the construction phase. The construction phase is only temporary and the construction traffic could all be accommodated within the site. The site is currently being used for car sales, vehicle hire, repair garage and scrap yard. The traffic generated by the extant use(s) is likely to be significantly higher than that generated by four houses. The pertinent test in terms of traffic generation is the scale of any increase in traffic attraction/ generation associated with the proposed development compared to that of the existing development on the site. In other words, the difference between the fallback position and the proposed development.

A Transport Impact Study by consultants acting for the applicant was submitted to support the proposal. It compared the level of traffic generation from the existing use and compared it to the traffic generation from the proposed use. That report concluded that "The assessment shows a reduction of vehicle movements in the AM and PM peaks as well as across the day, when occupied by residential dwellings opposed to all the previous on-site uses. Based on the above, the proposed change of use would not likely have a significant impact and would therefore be acceptable from a transport perspective." The Highway Authority agree with these conclusions and have offered no objection to the proposal.

Local residents were concerned that there was inadequate parking on the site, especially for visitors and that there was inadequate turning provision within the site. The site plan shows three car parking spaces for each dwelling; this is in accordance with the adopted standards. There is also a turning circle within the site to allow vehicles to enter and leave the site in a forward gear. The Highway Authority has offered no objection to the proposal. It is unlikely that all the parking spaces will be used all of the time and there would be scope for visitors to park on the proposed driveways. Lack of visitor parking is not justification for refusing the application.

One resident is concerned about noise and dust during construction. Construction is a temporary phase, and some day-to-day disruption is common with any form of development. A Construction Management Plan can be requested by condition which will control the hours of construction and the management of construction traffic.

Some residents are concerned that it will be difficult to maintain the quarry walls due to limited access, in this regard the current situation is not altering. There is also concern that the red line boundary is inaccurate. Land ownership is a private legal matter between the parties involved and not a material planning consideration.

Some local residents believe that the proposal represents over-development with the dwellings being too high and the gardens too small; they would prefer to see two bungalows on the site. There is a need to consider the application that is before the planning authority rather than other preferences. The height of the new dwellings will be 7 metres to the ridge but even with the increase in ground levels the new dwellings would not over-dominate the surrounding properties. Whilst the rear gardens of the new dwellings are short there is garden land available to the side. It is considered by planning officers that there is sufficient outside amenity space for each dwelling. There is also concern over loss of privacy and overlooking. This has been considered in detail in the main body of the report. The orientation of the proposed new dwellings and the fact that they will be set at a lower level than the existing dwellings, means that there will not be a significant impact on residential amenity and the proposal accords with policies DES1 and EP1 of the LDP.

One resident is concerned that the proposal will lead to increased flooding elsewhere. It is correct that the site is in a flood zone, this relates to flooding from the sea. If the defences were to fail the whole Gwent Levels would flood and the amount of displacement resulting from four additional dwellings would be insignificant compared to the total scale of the flooding. NRW have no objection to the proposal on flood grounds.

The final concern from local residents was the lack of notification. A site notice was posted outside the site on the 10 May 2024 and adjoining occupiers were notified by letter. This is in accordance with the statutory requirements.

6.13 Well-Being of Future Generations (Wales) Act 2015

The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.14 Conclusion

The application site is within the settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged. The land falls within the definition of previously developed land. PPW also states that proposals for housing on infill and windfall sites within settlements should be supported where they accord with the national sustainable placemaking outcomes. This is a sustainable location for a new residential development as it is located within an existing residential area. The proposal accords with a key objective of PPW providing residential accommodation in a sustainable location. Policies S1 and H1 of the LDP presume in favour of new residential development within development boundaries. The proposed dwellings would respect the scale, form and massing of existing development in the area. The proposed dwellings would comply with the guidance set out in the adopted SPG on Infill Development and will not result in a significant loss of outlook or privacy to the occupiers of the existing neighbouring properties in accordance with the objectives of policies DES1 and EP1 of the LDP. The plots are of sufficient size to accommodate four new dwellings with associated parking, access and amenity space. The principle of new residential development in this location is acceptable in policy terms.

A Preliminary Ecological Assessment was submitted as part of the application and the Council's Biodiversity Officer agrees with the findings. The scheme will provide adequate biodiversity enhancements in accordance with Policy NE1 of the LDP. Welsh Water have agreed that the foul water from the development can connect into the main sewer and that there is sufficient capacity. A Transport Impact Study was submitted and the Highway Authority is satisfied that the vehicle trips generated by the proposed development will be significantly less than that generated under the site's previous multi-use. Adequate parking and cycle storage is being provided within the site in accordance with Policy MV1 of the LDP.

NRW reviewed the FCA submitted by the applicant and found that given the proposed land raising across the site, the flooding will be within tolerable levels. The Planning Authority consider that the location of this development in a C1 Zone is justified and that all of the criteria set out in the tests in paragraph 6.2 of the TAN are satisfied.

The proposal accords with Policy S4 of the LDP by providing a financial contribution for affordable housing in the area.

In conclusion, the application is considered to be policy compliant in all respects and is presented to Committee Members with a recommendation for approval.

7.0 RECOMMENDATION: APPROVE

Subject to a 106 Legal Agreement requiring the following:

- A financial contribution of £29,696 in accordance with Policy S4 to go towards providing affordable housing in the local area.
- If the S106 Agreement is not signed within 6 months of the Planning Committee's resolution then delegated powers be granted to officers to refuse the application.

Conditions

- 1 This development shall be begun within 5 years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

3 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

4 No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

5 No development or phase of development, including site clearance, shall commence until a site wide or phase Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- o Construction methods: details of materials, how waste generated will be managed;
- o General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse, reën, ditch or surface drain.
- o Soil Management: details of topsoil strip, storage and amelioration for re-use.
- o Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management;
- o Traffic Management: details of site deliveries, plant on site, wheel wash facilities
- o Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- o Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

6 No development at the application site shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:

- o all previous uses
- o potential contaminants associated with those uses
- o a conceptual model of the site indicating sources, pathways and receptors
- o potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Reason: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.

7 Prior to the occupation of the development, a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Reason : To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8 Prior to the occupation of the development, a long-term monitoring plan for protected species, protected sites, habitats, water quality, and land contamination shall be submitted and approved in writing by the Local Planning Authority. The long-term monitoring plan should include:

- o Details of the methods and triggers for action to be undertaken
- o Timescales for the long-term monitoring and curtailment mechanisms e.g., a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is or is not required (for x years)
- o Timescales for submission of monitoring reports to the LPA e.g., annually
- o Details of any necessary contingency and remedial actions and timescales for actions
- o Details confirming that the contingency and remedial actions have been carried out

The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.

Reason: A protected species, protected sites, habitats, water quality, land contamination etc. long term monitoring plan should be submitted prior to occupation or operation, to ensure necessary monitoring measures are approved to manage any potential adverse impacts because of development on protected species, protected sites, habitats, water quality and flood risk.

Note: The need for a long-term monitoring plan would be driven by the nature and extent of contamination and remediation that could be required. This is currently unknown. The potential impacts to local groundwater, ecology and designated SSSI areas are unknown.

9 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Reason: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

10 No development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation design shall be implemented in accordance with the approved details.

Reason: Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development.

11 The development shall incorporate bird and bat boxes in to the buildings as described in the submitted report "Bat Survey: Old Quarry, Undy. Produced Ecological Services Ltd., dated June 2025, v1" and shown on the approved plans for Houses 1 to 4, produced by Maison Design Architectural Practice, drawing numbers MH-9894 rev A, MH-9945 rev A, MH-9957 rev A, and MH 9969 rev A. The enhancements shall be implemented in full and shall be retained in perpetuity. Evidence of implementation of measures to achieve net benefit for biodiversity must be provided to the LPA no more than three months later than the first beneficial use of the development commencing.

Reason: To provide net benefit in accordance with LDP policy NE1, Planning Policy Wales and Section 7 of the Environment (Wales) Act

12 Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Construction Management Plan shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of local residents during the construction phase in accordance with policy EP1 of the LDP.

13 All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. Planting of Trees shall be in accordance with BS8545:2014 Trees: from nursery to independence in the landscape. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and ensure the provision afforded by appropriate Landscape Design and Green Infrastructure LC5, DES 1, S13, and GI 1 and NE1.

14 A schedule of landscape maintenance for a minimum period of five years shall be submitted to and approved by the Local Planning Authority prior to works commencing and shall include details of the arrangements for its implementation inclusive of roles and responsibilities. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and / or new landscape features.

INFORMATIVES

The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

It is recommended that the applicant approaches the SAB for pre-application advice prior to formal submissions with the LPA as the SAB requirements can affect site layout. Details and application forms can be found at <https://www.monmouthshire.gov.uk/sab>. The SAB is granted a period of at least seven weeks to determine applications, but in practice revisions to proposals are normally required which will lead to the extension of the determination period. If for any reason you believe your works are exempt from the requirement for SAB approval, please inform us at SAB@monmouthshire.gov.uk so we can update our records accordingly.

Application Number: DM/2025/01483

Proposal: Two-storey side extension

Address: Lower Glyn Farm, Road From Ty Du Road To Nex Common, The Glyn, Devauden, Monmouthshire

Applicant: Mr. & Mrs. M Lewis

Plans: Floor Plans - Existing Ground Floor Plan - 01, Floor Plans - Existing First Floor Plan - 02, Elevations - Existing Elevations Sheet 2 of 2 - 03, Elevations - Existing Elevations Sheet 1 of 2 - 04, Floor Plans - Proposed Ground Floor Plan - BA 01 B, Floor Plans - Proposed First Floor Plan - 06 B, Block Plan Existing Block Plan - 09, Block Plan Proposed Block Plan - 10 C, Location Plan Site Location Plan, Elevations - Proposed Elevations Sheet 1 of 2 - 07 D, Elevations - Proposed Elevations Sheet 2 of 2 - 08 D

RECOMMENDATION: Approve

Case Officer: Alice King
Date Valid: 26.11.2025

1.0 APPLICATION DETAILS

1.1 Site Description

This application relates to a detached farmhouse, known as Lower Glyn Farm, which is located within the semi-rural community of Devauden. The site is not within a development boundary as identified within the Local Development Plan; therefore the site is considered to be within the open countryside. The site is within the Wye Valley AONB and has public rights of way all around the site.

1.2 Value Added

The size of the proposed extension and its fenestration have been altered to respect the character of a traditional farmhouse.

1.3 Proposal Description

Planning permission is sought for a two-storey side extension, which will create an 'L' shape (the farmhouse as existing is linear with outbuildings to the side which is where the two-storey extension will be).

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision
DM/2025/01483	Two-storey side extension	Pending Consideration

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S13 LDP Landscape, Green Infrastructure and the Natural Environment
S17 LDP Place Making and Design

Development Management Policies

H6 LDP Extension of Rural Dwellings
LC4 LDP Wye Valley AONB
LC5 LDP Protection and Enhancement of Landscape Character
DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
NE1 LDP Nature Conservation and Development

4.0 NATIONAL PLANNING POLICY

Future Wales - the national plan 2040

Future Wales is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales - the national plan 2040 is the national development framework and it is the highest tier plan, setting the direction for development in Wales to 2040. It is a framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.

Planning Policy Wales (PPW) Edition 12

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

A well-functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Devauden CC: Object; the development is inappropriate, recommends that it goes to Planning Committee and requests to make further comment when current issues have been resolved.

MCC SAB: The proposals appear to cover a total area of below 100m² and are therefore exempt from SAB requirements. There are no modelled flood outlines impacting the site (apart from the access) and so I can confirm we have no further comments.

MCC Public Rights of Way (PROW): No objection.

MCC Tree Officer: No objections.

MCC Biodiversity: No objection, subject to conditions.

Wye Valley National Landscape Team: No comment

SEWBRc Search Results - No significant ecological information within 500m of the site.

5.2 Neighbour Notification

- A site notice was placed near the site. No comments have been provided during the consultation period.

5.3 Other Representations

No comments to note.

5.4 Local Member Representations

County Councillor Rachel Buckler - I am requesting that this application goes before the full planning committee for consideration. Material grounds are that the scale of this extension is inappropriate in the setting of a historically significant traditional farmhouse and traditional farm buildings. Its setting in an area within the National Landscape means that it is particularly sensitive. Concerns have been raised with me by residents and community councillors and I wish for it to go to the full planning committee to be determined.

6.0 EVALUATION

The application site is located outside of the defined settlement boundaries where development is strictly controlled. The applicant is seeking to extend the dwelling within the existing residential curtilage. There is no objection to the principle of the development within the residential curtilage of the dwelling, subject to material planning considerations.

6.1 Good Design/ Place making

6.1.1 The farmhouse can be seen on maps dating from 1846, but it is likely to date back further. The property is a traditional Monmouthshire farmhouse and is considered to be an exceptional example of its type. Therefore, any extension should be carefully considered. The farmhouse is linear with adjoining outbuildings, previously likely used for animals/hay storage. The existing building features a natural slate roof and natural stonework on the external elevations.

6.1.2 The proposal seeks to extend the dwelling in a manner that reflects the existing architectural style and character, providing a new two-storey side extension with a rear gable end. The proposed materials as indicated on plan ref '06 rev C' are a natural slate roof, a painted stonework wall finish to the west and east elevations and natural stonework finishes on the north and south elevations to the main building with the first-floor extension to be treated with a painted stonework wall finish.

6.1.3 Policy DES1 is the general design consideration policy. All development should be of a high-quality sustainable design and respect the local character and distinctiveness of Monmouthshire's built, historic and natural environment. The design of the extension is considered to respect the existing form, scale, siting, massing, materials and layout of its setting. The distinctive cottage frontage is to be retained which contributes positively to Monmouthshire's built environment and wider landscape quality. Details such as fenestration, cills and materials have been sensitively approached to ensure the extension integrates well with the existing dwellinghouse.

6.1.4 Policy H6, which relates to extending rural dwellings, states that in order to protect the character of the countryside extensions to dwellings outside village boundaries should be modest and respect or enhance the appearance of the existing dwelling. They will be required to:

- a) be subordinate to the existing building; and
- b) where the building is of a traditional nature, to respect its existing form, including the pattern and shape of openings, and materials.

6.1.5 As the building is of traditional nature, the extensions are subservient and considered to respect the form of the dwelling. In terms of size, the increase to the existing volume (913m³) would be 231 m³ which would see a percentage increase in volume of 23%. The supplementary planning guidance (SPG) in support of Policy H6, advises that extensions up to 30% of the original volume are likely to be acceptable (in terms of scale) although a bigger extension could be acceptable if there is not considered to be an overall harm to the character of the area of rural landscape. The increase in volume is not considered harmful to the main dwelling or surrounding landscape which is part of the Wye Valley National Landscape. The proposal is therefore considered to be consistent with relevant national and local planning policy (LC4 of the adopted LDP),

and also the Wye Valley AONB Management Plan, position statements and guidance.

6.2 Impact on Residential Amenity

6.2.1 There are no neighbouring dwellings within close proximity to the dwelling that are likely to be adversely affected by the development. As such there is no conflict with LDP policies EP1 or DES1 d).

6.3 Green Infrastructure

6.3.1 Chapter 6 of Planning Policy Wales (PPW) 12 highlights that a Green Infrastructure (GI) statement should be submitted with all planning applications and will be proportionate to the scale and nature of the development. The statement which will need to be informed by a GI assessment of the site will describe how green infrastructure will be incorporated into the proposal and how the step wise approach to protecting biodiversity, habitats and GI onsite will be managed. A step wise approach considers what impacts may occur as a result of development activity to any identified biodiversity, habitats and green infrastructure assets and networks that may be present on or bounding a site. The approach then seeks to manage any harm that may occur by (a) avoiding (b) minimising (c) Mitigation / Restoration.

6.3.2 The proposal involves the removal of a single-storey element of an existing outbuilding and constructing a new extension predominantly on the footprint of that outbuilding. The proposed block plan labelled 'REV C' demonstrates a small area of planting such as Lavender, Chives, Allium, Buddleia, Geranium and a Plum Tree to provide mitigation for the small loss of lawn that would occur as a result of the development. Therefore, the proposal is considered to meet criteria c) Mitigation / Restoration of the step wise approach.

6.4 Biodiversity

6.4.1 Photographs provided show the existing building has been recently reroofed; the bats and buildings form provided states a breathable membrane has been used. Currently, there are unlikely to be any bat roosts present in the building. No ecological surveys are required.

6.4.2 PPW 12 sets out that the planning system has a key role to play in helping to reverse the decline in biodiversity and increase the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement. It is clear that the planning system should ensure that overall there is a net benefit for biodiversity and ecosystem resilience, resulting in enhanced wellbeing.

6.4.3 The applicant has provided plans that would see the provision of a bat box, which provides for the biodiversity net gain policy of PPW12, as does the aforementioned additional planting.

6.4.4 Under the Conservation of Habitats and Species Regulations 2017 it is necessary to consider whether the development should be subject to a Habitat Regulations Assessment. This is in particular reference to the impact of increased concentrations of Phosphates on designated SACs. NRW has set new phosphate standards for the riverine SACs of the Wye and Usk and their catchment areas. Development that may increase the concentration of phosphates levels will be subject to appropriate assessment and HRA.

6.4.5 This application is outside of the SAC catchment and so will not have a detrimental impact on any protected SAC, and as a result no further assessment is required.

6.5 Response to the Representations of Third Parties and/or Community Council

6.5.1 The comments from the Community Council are duly noted regarding any ongoing enforcement, however, this application relates solely to the householder extension and for the reasons listed in the above report, it is considered to be acceptable. This does not preclude the taking of enforcement action in the future, if applicable, regarding any unauthorised works.

6.6 Well-Being of Future Generations (Wales) Act 2015

6.6.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.7 Conclusion

6.7.1 For the reasons detailed above in this report, having regard to the relevant policies and all other material considerations the proposed development is considered to be acceptable subject to the conditions set out below.

7.0 RECOMMENDATION: APPROVE

Conditions:

1 This development shall be begun within 5 years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2 The development shall be carried out in accordance with the list of approved plans set out in the table below.
REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

3 Ecological enhancements shall be provided as shown on "Proposed Block Plan. Proposed Extension, Lower Glyn Farm. K.J. Lloyd Drawing No 10 rev C". Ecological enhancements shall be retained, managed and replaced as necessary to provide net benefit in perpetuity. Any subsequent amendments shall be provided to the LPA and agreed in writing.
Reason: To maintain and enhance ecology on the site as required by the Environment (Wales) Act 2016, Planning Policy Wales and LDP Policy NE1

4 Notwithstanding the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no lighting or lighting fixtures shall be installed on the building or in the curtilage unless an appropriate lighting scheme has been submitted to the Local Planning Authority and approved in writing. The strategy shall include lighting type, positioning and specification.
Reason: In the interests of landscape character, dark skies, and in accordance with LDP policies LC1, LC5, GI1, EP3, LC4, and NE1

5 The materials and finishes of the external surfaces of the walls and roof of the development hereby permitted shall be of the same texture, type and colour as those on the external walls of existing building and remain as such in perpetuity.
REASON: To ensure a satisfactory form of development takes place and to ensure compliance with LDP Policy DES1.

INFORMATIVES

1 NESTING BIRDS: Please note that all birds are protected by the Wildlife and Countryside Act 1981 (as amended). The protection also covers their nests and eggs. To avoid breaking the law, do not carry out work on trees, hedgerows or buildings where birds are nesting. The nesting season for most bird species is between March and September.

2 BATS: Please note that Bats are protected under The Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). This protection includes bats and places used as bat roosts, whether a bat is present at the time or not. If bats are found during the course of works, all works must cease and Natural Resources Wales contacted immediately (0300 065 3000).