

MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the meeting of Planning Committee held
at The Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA on Tuesday, 2nd
June, 2026 at 2.00 pm**

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

County Councillors: Fay Bromfield, Rachel Buckler, Emma Bryn,
Jan Butler, John Crook, Tony Easson, Steven Garratt,
Meirion Howells, Su McConnel, Jayne McKenna, Peter Strong and
Ann Webb

OFFICERS IN ATTENDANCE:

Andrew Jones	Head of Planning
Philip Thomas	Development Services Manager
Paige Moseley	Solicitor
Richard Ray	Paralegal
Richard Williams	Democratic Services Officer

County Councillor Fay Bromfield left the meeting during consideration of application DM/2025/01039 and did not return.

APOLOGIES:

County Councillors: Jill Bond and Maureen Powell

1. Election of Chair

We elected County Councillor Phil Murphy as Chair.

2. Appointment of Vice-Chair

We appointed County Councillor Dale Rooke as Vice-Chair.

3. Declarations of Interest

None received.

4. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 14th April 2026 were confirmed as an accurate record.

MONMOUTHSHIRE COUNTY COUNCIL

Minutes of the meeting of Planning Committee held
at The Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA on Tuesday, 2nd
June, 2026 at 2.00 pm

5. **Application DM/2025/00495 - The proposed development includes a change of use of land, now used as a car park to site one temporary food/drink van/trailer in the NRW managed car park. The van/trailer will be located on the existing hardstanding within the car park. No new hardstandings or permanent structures will be created. The van/trailer will not be located on the grass or any other vegetation to minimise disturbance to the surrounding green infrastructure. The van/trailer will not be permitted to park overnight, we anticipate seasonal opening hours of 9am to 5pm. A licence will be issued to the concession holder to ensure that they adhere to specific obligations. Whitestone/Bargain Wood Car Park, Wye Valley, Llandoqo, NP16 6SN**

We considered the report of the application and late correspondence which was recommended for approval subject to the conditions outlined in the report with condition 5 being amended as follows:

- No catering van/trailer shall be stationed on site between the hours of 5pm and 9am the following day and no catering van/trailer shall be permitted on the site between 1st November in any one year and 24th March in the succeeding year.

https://www.youtube.com/live/lkXNZ_nFx7c?si=BEjDreGoSx44TlvV&t=664

In noting the detail of the application and the views expressed, it was proposed by County Councillor John Crook and seconded by County Councillor Tony Easson that application DM/2025/00495 be approved subject to the conditions outlined in the report with condition 5 being amended as follows:

- No catering van/trailer shall be stationed on site between the hours of 5pm and 9am the following day and no catering van/trailer shall be permitted on the site between 1st November in any one year and 24th March in the succeeding year.

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

For approval	-	5
Against approval	-	8
Abstentions	-	0

The proposition was not carried.

Following further discussion, it was proposed by County Councillor Rachel Buckler and seconded by County Councillor Ann Webb that application DM/2025/00495 be approved subject to a 3-year temporary period of consent as well as being subject to the conditions outlined in the report with condition 5 being amended as follows:

- No catering van/trailer shall be stationed on site between the hours of 5pm and 9am the following day and no catering van/trailer shall be permitted on the site between 1st November in any one year and 24th March in the succeeding year.

MONMOUTHSHIRE COUNTY COUNCIL

Minutes of the meeting of Planning Committee held at The Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA on Tuesday, 2nd June, 2026 at 2.00 pm

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

For approval	-	9
Against approval	-	3
Abstentions	-	1

The proposition was carried.

We resolved that application DM/2025/00495 be approved subject to a 3-year temporary period of consent as well as being subject to the conditions outlined in the report with condition 5 being amended as follows:

- No catering van/trailer shall be stationed on site between the hours of 5pm and 9am the following day and no catering van/trailer shall be permitted on the site between 1st November in any one year and 24th March in the succeeding year.

6. Application DM/2025/01039 - Change of use of part of car parking area in Beacon View for the provision of one mobile food/drink van in the car park. There are no new hardstandings or permanent structures proposed. The van/trailer will not be permitted to park overnight, proposed seasonal opening hours of 9am to 5pm. There will be no electricity supply and no diesel or external generators. Beacon View Wood, Beacon Road, Trellech, Monmouthshire

We considered the report of the application and late correspondence which was recommended for approval subject to the conditions outlined in the report with condition 5 being amended as follows:

- No catering van/trailer shall be stationed on site between the hours of 5pm and 9am the following day and no catering van/trailer shall be permitted on the site between 1st November in any one year and 24th March in the succeeding year.

https://www.youtube.com/live/lkXNZ_nFx7c?si=KFDYXueZEH6ykyfR&t=4109

In noting the detail of the application and the views expressed, it was proposed by County Councillor Jayne McKenna and seconded by County Councillor Rachel Buckler that consideration of application DM/2025/01039 be deferred to the next available Planning Committee meeting with reasons for refusal. It was considered that the car park was confined and the provision of a catering van on the site would take up already limited parking spaces leading to on-road parking to the detriment of highway safety, and would lead to a lack of space for safe manoeuvring within the park which was an area well-used by walkers and their pets, contrary to LDP Policy MV1.

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

For deferral	-	9
Against deferral	-	2
Abstentions	-	1

MONMOUTHSHIRE COUNTY COUNCIL

Minutes of the meeting of Planning Committee held at The Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA on Tuesday, 2nd June, 2026 at 2.00 pm

The proposition was carried.

We resolved that consideration of application DM/2025/01039 be deferred to the next available Planning Committee meeting with reasons for refusal as it was considered that the car park was confined and the provision of a catering van on the site would take up already limited parking spaces leading to on-road parking to the detriment of highway safety, and would lead to a lack of space for safe manoeuvring within the park which was an area well-used by walkers and their pets, contrary to LDP Policy MV1.

7. Application DM/2025/01041 - Change of use of part of car parking area in Great Barnets Wood for the provision of one mobile food/drink van in the car park at Great Barnets Wood. There are no new hardstandings or permanent structures proposed. The van/trailer will not be permitted to park overnight, proposed seasonal opening hours of 9am to 5pm. There will be no electricity supply and no diesel or external generators. Barnets Wood, B4235 Mounton Brook To Chepstow, Chepstow

We considered the report of the application and late correspondence which was recommended for approval subject to the conditions outlined in the report with condition 5 being amended as follows:

- No catering van/trailer shall be stationed on site between the hours of 5pm and 9am the following day and no catering van/trailer shall be permitted on the site between 1st November in any one year and 24th March in the succeeding year.

https://www.youtube.com/live/lkXNZ_nFx7c?si=6r4BDQRNr2lac5-6&t=6642

In noting the detail of the application and the views expressed, it was proposed by County Councillor Emma Bryn and seconded by County Councillor Su McConnel that application DM/2025/01041 be approved subject to a 3-year temporary period of consent as well as being subject to the conditions outlined in the report with condition 5 being amended as follows:

- No catering van/trailer shall be stationed on site between the hours of 5pm and 9am the following day and no catering van/trailer shall be permitted on the site between 1st November in any one year and 24th March in the succeeding year.

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

For approval	-	9
Against approval	-	1
Abstentions	-	1

The proposition was carried.

We resolved that application DM/2025/01041 be approved subject to a 3-year temporary period of consent as well as being subject to the conditions outlined in the report with condition 5 being amended as follows:

MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the meeting of Planning Committee held
at The Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA on Tuesday, 2nd
June, 2026 at 2.00 pm**

- No catering van/trailer shall be stationed on site between the hours of 5pm and 9am the following day and no catering van/trailer shall be permitted on the site between 1st November in any one year and 24th March in the succeeding year.

8. Application DM/2026/00294 - The proposed development involves repurposing Thornwell Pavilion into a family-oriented soft play centre with an integrated cafe, to provide affordable indoor leisure and recreational facilities for children aged 0 - 12 and their parents and carers. Thornwell Pavilion, Tenby Lane, Thornwell, Chepstow

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/lkXNZ_nFx7c?si=RNJ1QszROiRGnGvK&t=7508

In noting the detail of the application and the views expressed, it was proposed by County Councillor Emma Bryn and seconded by County Councillor Su McConnel that application DM/2026/00294 be approved subject to the conditions outlined in the report with condition 6 being amended as follows:

- The premises shall not be used for the approved purposes outside the following times 09:00 - 19:00.

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

For approval	-	11
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2026/00294 be approved subject to the conditions outlined in the report with condition 6 being amended as follows:

- The premises shall not be used for the approved purposes outside the following times 09:00 - 19:00.

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

https://www.youtube.com/live/lkXNZ_nFx7c?si=LK_eLlh10wui6828&t=8667

9.1. Great Panta Barn, Panta Farm, Coal Road, Devauden, NP16 6SS

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at Great Panta Barn, Panta Farm, Coal Road, Devauden, NP16 6SS on 14th April 2026.

We noted that the appeal had been dismissed.

MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the meeting of Planning Committee held
at The Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA on Tuesday, 2nd
June, 2026 at 2.00 pm**

9.2. Marchwood, St Lawrence Road, Chepstow, NP16 5BJ

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at Marchwood, St Lawrence Road, Chepstow, NP16 5BJ on 14th April 2026.

We noted that the appeal had been dismissed.

9.3. Swallows Nest, Tyr Pwll, Hardwick, Abergavenny Monmouthshire

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at Swallows Nest, Tyr Pwll, Hardwick, Abergavenny Monmouthshire on 10th March 2026.

We noted that the appeal had been dismissed.

10. List of Appeals received January - March 2026

We noted the planning appeals received by the Planning Department for the period January to March 2026.

The meeting ended at 4.24 pm.