

MONMOUTHSHIRE COUNTY COUNCIL

Minutes of the meeting of Planning Committee held at The Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA on Tuesday, 7th July, 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, Peter Strong, Ann Webb

County Councillors Tony Kear and Tudor Thomas attended the meeting by invitation of the Chair.

OFFICERS IN ATTENDANCE:

Andrew Jones	Head of Planning
Philip Thomas	Development Services Manager
Kate Bingham	Senior Development Management Officer
David Wong	Senior Development Management Officer
Kate Young	Senior Development Management Officer
Kate Stinchcombe	Nature Recovery and Land Use Manager
James Woodier	Assistant Engineer Flood Risk Management
Huw Owen	Principal Environment Health Officer (Public Health)
Joanne Chase	Head of Commercial Law
Richard Williams	Democratic Services Officer

County Councillor Jayne McKenna left the meeting following consideration of application DM/2026/00024 and did not return.

County Councillor Ann Webb left the meeting following consideration of application DM/2026/00169 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 2nd June 2026 were confirmed as an accurate record.

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- 3. Application DM/2026/00024 - Change of use of the existing building from office use (Use Class B1) to a day nursery (Use Class D1). The proposal involves internal alterations only, with no external alterations. The nursery would operate primarily on weekdays, with occasional weekend use of the building for classes not involving day care. There would be no evening or late-night use, and activity would be limited to drop-off and pick-up at the start and end of sessions. There are no existing on-site vehicle parking or cycle parking spaces associated with the building. The proposal does not include the provision of on-site parking or cycle spaces. Staff will use nearby public parking facilities, and parent drop-off and pick-up will be short-stay and managed to minimise impact on surrounding streets. The Old Chapel, Twyn Square, Usk, NP15 1BH**

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/t5fNC83biVs?si=gyuUr0dbSQheaahn&t=386>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Dale Rooke and seconded by County Councillor Su McConnel that application DM/2026/00024 be approved subject to the conditions outlined in the report.

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

For approval	-	6
Against approval	-	10
Abstentions	-	0

The proposition was not carried.

It was therefore proposed by County Councillor Meirion Howells and seconded by County Councillor Phil Murphy that consideration of application DM/2026/00024 be deferred to the next available Planning Committee meeting with reasons for refusal.

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

For deferral	-	11
Against deferral	-	2
Abstentions	-	2

The proposition was carried.

We resolved that consideration of application DM/2026/00024 be deferred to the next available Planning Committee meeting with reasons for refusal.

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4. Application DM/2026/00169 - Retrospective change of use from nil use to residential curtilage which includes an extension to approved patio area and a timber structure. 8 Waterside, Abergavenny, NP7 5LJ

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

<https://www.youtube.com/live/t5fNC83biVs?si=VaKaAUFrlhWEDwz3&t=5543>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Emma Bryn and seconded by County Councillor John Crook that application DM/2026/00169 be refused for the reason outlined in the report.

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

For refusal	-	12
Against refusal	-	3
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2026/00169 be refused for the reason outlined in the report.

5. Application DM/2022/01398 - To modify or discharge a section 106 planning obligation ref. DC/2009/00910. Land At previous Osborn International Site, Lower Church Street, Chepstow, NP16 5HJ

We considered the report of the application which was recommended for approval to modify or discharge a Section 106 planning obligation ref. DC/2009/00910.

<https://www.youtube.com/live/t5fNC83biVs?si=XbYNPEqATW0n7RUq&t=7147>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Dale Rooke and seconded by County Councillor Su McConnel that application DM/2022/01398 be approved to modify or discharge a Section 106 planning obligation ref. DC/2009/00910.

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

For approval	-	12
Against approval	-	1
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2022/01398 be approved to modify or discharge a Section 106 planning obligation ref. DC/2009/00910.

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

We considered the report of the application which was recommended for approval subject to the conditions outlined in the report and subject to a Section 106 Agreement.

<https://www.youtube.com/live/t5fNC83biVs?si=i7ykhzhdLqTD0EZFw&t=7714>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Dale Rooke and seconded by County Councillor Su McConnel that application DM/2024/01188 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement.

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

For approval	-	14
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2024/01188 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement.

7. 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 which was presented for refusal with one reason outlined in the report.

This application had been presented to Planning Committee on 2nd June 2026 with an officer recommendation for approval. However, the Planning Committee had resolved to defer the application to be refused and that it be re-presented to Planning Committee with a reason for refusal.

<https://www.youtube.com/live/t5fNC83biVs?si=o2Mdk4XrCa6RmpKV&t=8163>

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In noting the detail of the application and the views expressed, it was proposed by County Councillor Su McConnel and seconded by County Councillor Emma Bryn that application DM/2025/01039 be refused for the one reason outlined in the report.

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

For refusal	-	14
Against refusal	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2025/01039 be refused for the one reason outlined in the report.

The meeting ended at 4.14 pm.