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County Hall
Rhadyr
Usk
NP15 1GA

Monday, 27 July 2026

Notice of meeting:

Planning Committee

Tuesday, 4th August, 2026 at 2.00 pm,
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 - 6
4.	To consider the following Planning Application reports from the Chief Officer Place and Community Wellbeing (copies attached):	
4.1.	Application Number: DM/2025/00296. Proposal: Construction of one bungalow with associated parking and landscaping. Address: Land adjacent to Ty Bach, Church Road, Llandegveth, Monmouthshire.	7 - 18
4.2.	Application Number: DM/2026/00024. Proposal: Change of use of the existing building from office use (Use Class B1) to a day nursery (Use Class D1). Address: The Old Chapel, Twyn Square, Usk, NP15 1BH	19 - 38
4.3.	Application Number: DM/2026/00329. Proposal: Construction of second storey extension, to create new living space. Address: Min Honddu, Lancaster Arms Cul-de-sac Pandy Monmouthshire NP7 8DW	39 - 46

Paul Matthews
Chief Executive

MONMOUTHSHIRE COUNTY COUNCIL

THE CONSTITUTION OF THE PLANNING COMMITTEE IS AS FOLLOWS:

County Councillor Ben Callard	Llanfoist & Govilon;	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 Dale Rooke	Chepstow Castle & Larkfield;	Welsh Labour/Llafur Cymru
County Councillor Peter Strong	Rogiet;	Welsh Labour/Llafur Cymru
County Councillor Ann Webb	St Arvans;	Welsh Conservative Party

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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 at 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, 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.

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

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.

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**

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=VaKaAUFrhWEDwz3&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.

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

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=i7ykhzhdLgTD0EZFw&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>

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**

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.

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Application Number: DM/2025/00296

Proposal: Construction of one bungalow with associated parking and landscaping

Address: Land adjacent to Ty Bach, Church Road, Llandegveth, Monmouthshire

Applicant: Mrs Ursula Crouch

Plans: Location Plan 0001 P01 - , Block Plan 1001 S3 P01 - , Site Plan 1002 S3 P04 - , Floor Plans - Proposed 1003 S3 P06 - , Floor Plans - Proposed 1003 S3 P07 - , All Proposed Plans 1005 S3 P02 - , Elevations - Proposed 2001 S3 P05 - , Elevations - Proposed 2002 S3 P05 - , Site Sections 3001 S3 P04 - , Site Sections 3002 S3 P04 - , 3D Views 9001 S3 P02 - , 3D Views 9002 S3 P02 - , Ecology Report PEA - TY BACH NP18 1HX - V1 - 19-06-2025 - Final, Green Infrastructure Appraisal/Statement GREEN INFRASTRUCTURE (GI) STATEMENT - May 2025,

RECOMMENDATION: Approve

Case Officer: Kate Bingham
Date Valid: 12.03.2025

1.0 APPLICATION DETAILS

1.1 Site Description

The application site is located within the village of Llandegfedd. It is positioned between an existing house and a bungalow, is close to the village church and has most recently been used as a paddock. The site is currently greenfield land with a total area of 1,258 m². The surrounding context comprises detached residential properties and open countryside. It lies opposite St. Tegfedd Church which is Grade II Listed.

The site is not located in a flood risk area but it is included within the Nutrient Sensitive Catchment Area of the River Usk Special Area of Conservation (SAC). There are no other constraints.

1.2 Value Added

The following amendments have been made over the course of the application:

- Revision of the scheme from 2 dwellings to a single 2/3-bedroom dwelling. The original percolation results indicated a drainage field requirement that made accommodating two dwellings on the site impractical when applying the necessary offsets.
- The Design and Access Statement has been updated to include a drainage section setting out the proposed foul drainage strategy, supported by a revised plan showing the waste treatment arrangement (package treatment plant and drainage field).
- Retention of the existing stock-proof, estate-style, and timber fencing, and have introduced internal hedgerow planting along the boundaries with adjacent dwellings and the open field.
- Further surface water drainage information provided.

1.3 Proposal Description

This is an Outline application with all matters reserved. However, the applicant has provided a significant amount of detail to support the application including the necessary scale parameters, indicative design and layout as well as landscaping details.

The application proposes the construction of a single 2/3 bedroom bungalow with a maximum gross internal floor area of 125m² with associated landscaping and access from Church Road. A combination of natural stone, wood cladding, and rendered walls with slate and zinc roofing is proposed for each dwelling. The maximum height of the proposed dwelling has been provided as 4.5m.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DC/2009/00705	Retention of conservatory to rear elevation	Approved	26.10.2009

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 LDP The Spatial Distribution of New 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

H3 LDP Residential Development in Minor Villages
 DES1 LDP General Design Considerations
 EP1 LDP Amenity and Environmental Protection
 EP5 LDP Foul Sewage Disposal
 GI1 LDP Green Infrastructure
 NE1 LDP Nature Conservation and Development
 MV1 LDP Proposed Developments and Highway 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

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.

Technical Advice Notes

TAN12 - Design

5.0 REPRESENTATIONS

5.1 Consultation Replies

Llangybi Fawr Community Council – Recommend approval subject to the following:

The Community Council welcomes the amended proposal to reduce the development from two dwellings to a single dwelling. Members consider that this revised scheme is more appropriate for the site and represents a more natural form of infill development within the settlement.

Whilst the Council has no objection in principle to the amended proposal, Members have raised concerns regarding the potential impact on the privacy and amenity of neighbouring properties. The Council therefore requests that careful consideration be given to the orientation of the proposed dwelling and the provision of appropriate boundary screening or landscaping, where necessary, to minimise overlooking and protect the privacy of adjacent residents.

In addition, drainage remains a significant concern. As the site is not connected to the mains water supply or mains sewerage network, the Community Council requests that Monmouthshire County Council carefully considers the proposed drainage and foul water arrangements and is satisfied that they are appropriate, sustainable, and will not adversely affect neighbouring properties or the surrounding environment.

Subject to these matters being satisfactorily addressed, Llangybi Fawr Community Council has no objection to the amended application.

Previous Comments Objection.

Llangybi Fawr Community Council reflected that this application was an infill earmarked for development. However, councillors unanimously agreed this was an overdevelopment of the site with the application to construct two bungalow properties. Councillors highlighted concerns in regard to the visual impact upon the adjacent neighbouring properties and the close proximity to the boundary line. The extensive development was not in keeping with the village and councillors agreed it to be out of character. The varying levels of the properties were emphasised as well with the concerns of visibility. Councillors recognise there is a holding objection from Monmouthshire County Council in consideration to Sustainable Drainage Systems (SuDS). Councillors determined Monmouthshire County Council will ensure the correct and proper practices are designed and are

adhered to; to combat local surface water discharge, and noted the need for foul water discharge within such a confined area.

Dwr Cymru- Welsh Water – No objection.

We note from the application that the proposed development does not intend to connect to the public sewer network. As the sewerage undertaker we have no further comments to make. However, we recommend that a drainage strategy for the site be appropriately conditioned, implemented in full and retained for the lifetime of the development.

Natural Resources Wales – No comments.

We have reviewed the amended planning application submitted to us, and from the information provided we consider that the proposed development no longer affects a matter listed on our Consultation Topics, Development Planning Advisory Service: Consultation Topics (September 2018). We therefore do not have any comment to make on the proposed development.

Applicants wishing to operate a private sewerage system will need either to apply to us for an environmental permit or register with us for an exemption from the permit requirement. Septic tanks and small sewage treatment works that meet certain criteria may be registered as exempt. Further information can be found on our website:

MCC SAB - No objection.

The application has now demonstrated a means of surface water discharge to infiltration. As the site will have a total construction area greater than 100m², SAB approval will be required. Please append a relevant informative.

Although the rates are below what we would usually recommend for an infiltrating system (in line with the comments in the submitted report by Lilyrose Architecture) it should be possible to design an infiltration system with a greater surface area which will meet the SuDS Standards for Wales. Due to the marginal nature of these infiltration rates, it should be noted that there is a possibility of the site layout being impacted at the SAB application stage.

We have no objection based on flood risk to the site. Flood risk maps provided by Natural Resources Wales indicate the site to be at no identified risk of flooding. Our database of previous flood event records does not show any surface water flooding 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.

MCC Highways – No further comments following reconsultation.

Previous comments - No objection.

The plans have been amended, and while we would like the parking facility to be enlarged for ease of use, we accept that it is possible to meet the required standards. Access visibility splays have been provided showing 27m in both directions for both accesses, this provision is considered acceptable for the location and expected travel speeds.

We would recommend the accesses are amended to include access splays for ease of use given the width of the highway is in this location, however we raise no objection to the proposal.

MCC Biodiversity - No objection subject to conditions (net benefit for biodiversity, Green Infrastructure Management Plan, Method Statement for dormice and a Construction Method Statement).

MCC Landscape - No objection in principle.

SEWBRcC Search Results - No significant ecological record identified.

5.2 Neighbour Notification

Nine representations received objecting on the following grounds:

- Site is not large enough for 2 four-bedroom bungalows - I would not object to the development of a single bungalow.
- Concerned about waste water from the properties entering a drainage system that cannot cope now, we already have a problem with the road resembling a river when it rains heavily. The drains on Church Road are unable to cope with this surge and several properties have suffered flooding as a result. A new development would increase both the likelihood and severity of this.
- There have been significant problems with flooding arising from the fields behind, and including from this plot in the village in recent years. There is no indication how the rainwater runoff from the proposed properties will be handled, there is no direct access to a watercourse or sewer, and so it is highly probable they will significantly add to the flooding issue. Attenuation tanks have been introduced to mitigate the potential run off problems but what arrangement has been made to accommodate the discharge from the tanks? In light of these concerns regarding flood risk, would a single property with a driveway situated at the current gateway into the field (which is the highest level) not be a far safer option?
- Regarding the elevation of the plot relative to the neighbouring houses downhill and opposite, there are serious concerns that this would allow these properties to be overlooked, impinging on their privacy due to the land being significantly higher than neighbouring properties it would be quite imposing to both properties and gardens.
- Suggest a condition of the approval be that at no future point should any vertical development be considered as bungalow 2 will already be a very imposing structure for neighbouring Forge Cottage.
- The floor plans have been amended to reduce the number of bedrooms. However, I feel that it is reasonable for me to consider that the study/office will become a third bedroom.
- The developer claims in the application form that the land was formerly part of a garden. I am not sure how accurate that is, as for long as I am aware it has always been a paddock known to everyone locally is Harrys Fields and used for grazing, never a garden.
- The plans do not clearly show the actual road area of Church Road which is less than 4metres (circa 3.6) in width and it is not possible for two vehicles to traverse at the same time. The 27m visibility splay of bungalow no.2 is not feasible as it would require the removal of land belonging to Forge Cottage together with the relocation of the electricity pole opposite the entrance to Ty Isha Cottage. This visibility splay would also be on a slope from the existing road level up to the existing paddock level. The visibility will be reduced to a maximum of 17m possibly less. In the event of the sewage tanks needing to be cleaned out, for reasons as stated previously, there is no parking or turning facility for a sewage tanker.
- The development shows the removal of the established hedge line which is mitigated by the provision of a new hedge line along the visibility splay. I would like a guarantee that this hedge is replaced immediately after or before the removal of the existing hedge to limit the effect of loss of natural habitat and the visibility of the construction site.

5.3 Other Representations

None.

5.4 Local Member Representations

No comments 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

6.1.1 Llandegfedd is defined as a Minor Village under Policy S1 of the LDP. In Minor Villages planning permission will be granted for minor infill of no more than 1 or 2 dwellings resulting from the filling in of a small gap between existing dwellings, or residential redevelopment, or conversion to residential or sub-division of large dwellings, subject to detailed planning considerations, including no unacceptable adverse impact on village form and character and surrounding landscape, and other policies of the LDP that seek to protect existing retail, employment and community uses. It is accepted that the site is suitable for infill development under the requirements of Policy H3 referred to above.

6.1.2 The council's adopted Infill SPG supports LDP Policy H3 and highlights that infill development should make a positive contribution to the creation of distinctive communities, places and spaces as well as responding to the context and character of the area. The guidance highlights that development should make efficient use of greenfield and brownfield land; protect residential amenity, both of new and existing occupiers; make a positive contribution to the creation of distinctive communities, places and spaces; respond to the context and character of the area; be of a good design, which is sustainable and consider and embrace the Green Infrastructure (GI) functions natural environment and ecological assets. This is considered under the individual headings below.

6.2 Good Design / Landscape Impact

6.2.1 The 1.2ha site is located adjacent to Church Road, the principal road through the village. The site is greenfield set between existing dwellings with open fields to the north of the site. The site has a gradual gradient from north-west to south-east.

6.2.2 The wider landscape character area contains a strongly undulating landscape, reflecting the complex pattern of geology; producing a mosaic of small hills and valleys, drained by a number of streams and tributaries. Characterised by deep wooded valleys and mixed pasture, with larger fields of arable crops, enclosed by a strong network of traditional field boundaries and hedgerow trees; this landscape character area contains the Main Village of Llanybi and the Minor Villages of Coed y Paen, Llandegfedd and Tredunnock.

6.2.3 From a landscape setting perspective, the proposal is seen as an infill development with the principal elevation set back from the lane akin to nearby development. The underlying architectural form within village is of mainly two-storey dwellings but also occasional single storey dwellings with pitched roofs, rendered walls set within a mix of sized garden curtilage with generally off-road parking provisions. Boundaries are mixed and include hedge, fencing and low walls backing on to open countryside. The application site is visually separated from the listed St Teilo's Church by an existing intervening dwelling.

6.2.4 The proposed design concept is considered to be in keeping within the settlement setting and densities referred to above. A single storey development reflects nearby density of

development in the settlement and therefore the scale of the development is considered to be appropriate.

6.2.5 It is considered that the proposed scale of the dwellings will ensure no adverse visual impact on the rural setting of the village and wider area and therefore the proposal would comply with the requirements of LDP Policy DES1.

6.3 Impact on Amenity

6.3.1 The proposed development consists of one residential bungalow within an established settlement. The key considerations relating to privacy and amenity for small scale infill residential development are:

- a. whether the plot would have adequate privacy to habitable rooms and private garden space
- b. whether a new house(s) on the plot would affect the privacy of neighbours
- c. whether a new house(s) on the plot would affect the host building.

6.3.2 The Council's normal privacy standard for new residential development is that there should be minimum of 21m between directly facing elevations containing main habitable windows (i.e. bedrooms and living rooms).

6.3.3 There is a distance of approximately 19.5m between the side of the proposed bungalow with the nearest dwelling to the south east (Forge Cottage). A distance between habitable room windows of at least 21m can be achieved. There is approximately 5m between the boundary with the property to the north west (Ty Bach) which is located on higher ground.

6.3.4 As the proposed dwelling will be single storey (no more than 4.5m in height), opportunities for overlooking can be further avoided by the implementation of a proposed new hedge along the existing boundaries. There is an existing 1.8m timber fence already in place along the boundary with Ty Bach. As such there will be no overlooking between any of the proposed or existing dwellings. It is suggested that details of the means of enclosure are conditioned to be provided as part of any Reserved Matters application, should Members be minded to approve the Outline.

6.3.4 Despite the differences in levels between the north west to the south east of the site, as the building will be single storey only, it will not appear overbearing on the properties further down the slope.

6.3.5 It is also noted that local residents have raised concerns about potential flooding as a result of increased surface water run-off entering the local drainage system. In this respect, the Council's SAB Team have thoroughly assessed the information provided by the applicant and have advised that it should be possible to manage surface water via infiltration which will avoid run-off onto the road and into the sewer. They note that although the rates are below what we would usually recommend for an infiltrating system, an infiltration system with a greater surface area will meet the SuDS Standards for Wales. In the unlikely event that this solution not be possible, the site would not be lawfully developable.

6.3.6 On the basis of the above, it is considered that the proposed development will not have an adverse impact on local residential amenity and therefore complies with the provisions of LDP Policies EP1 and DES1.

6.4 Green Infrastructure

6.4.1 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.

6.4.2 The site is primarily grassland with a boundary defined by a mix of hedgerows, a metal access gate, and adjacent properties. The GI Statement submitted with the application states that no significant green infrastructure features have been removed to date and the site remains largely in its natural condition, with no notable trees or substantial vegetation disturbed.

6.4.3 The proposed development will provide new green infrastructure. This will be achieved through a combination of the following:

- New hedgerow planting is proposed to reinforce boundaries within the development and along adjacent curtilages.
- Additional landscaping to complement the proposed dwelling, such as native shrubs in the front garden area.
- Retained and enhanced hedgerows.
- New tree planting

6.4.4 The proposals are considered to meet the step wise approach required by PPW12 and meet the requirements of LDP Policy GI1. The measures can be secured via condition should Members be minded to approve the application.

6.5 Biodiversity

6.5.1 A Preliminary Ecological Appraisal report has been provided; the report provides details of a habitat assessment undertaken with assessment of potential to support protected species. A desk study including data record centre search has not been carried out to inform the assessment.

6.5.2 The field is described as modified (grazed) grassland, which is relatively biodiverse but with signs of enrichment. The site doesn't meet priority grassland criteria. The road-side hedge is described as a species rich native hedge with trees, meeting priority habitat criteria. The north-eastern hedge is described as species-poor. The report identifies two trees in the roadside hedge, one with potential bat roost features. The site is identified as being suitable to support common invertebrate species, nesting birds, with suboptimal habitat for reptiles and amphibians (terrestrial). Suitable avoidance measures are recommended in the report and a Construction Method Statement will be required.

6.5.3 Although the report identifies that the hedgerow is suitable for dormouse, it has ruled out potential presence due to isolation. Following the biodiversity officers request for further assessment for dormouse, the applicant's ecologist provided a justification for following a non-licensed method statement due to the small scale of habitat loss and limited connectivity. The council's biodiversity officer accepts this is an appropriate solution in this case.

6.5.4 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.

6.5.5 The report makes a number of suggestions to compensate for loss of habitats and provide enhancements to achieve net benefit for biodiversity. The following biodiversity enhancements are proposed to ensure net benefit:

- Bird Boxes: To be installed on trees near the northern boundary.
- Bat Slates: To be placed on an appropriate elevation of the new dwelling.

- Pollinator-Friendly Plantings: Wildflower bed and native shrubs in garden area.
- New boundary hedge planting.

6.5.6 These measures are considered to be proportionate to the development. A condition requiring an ecological net benefit plan to be provided with the reserved matters application should be included should Members be minded to approve this outline application. On this basis, the proposed development is considered to meet the requirements of PPW12 and LDP Policy NE1.

6.5.7 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 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.

6.6.8 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.

6.6 Transport

6.6.1 Llandegfedd is designated as a village suitable for minor infill development in the LDP. As such, it is considered that the location is somewhat sustainable in terms of active travel links and local facilities.

6.6.2 The site is located along the classified R104 which has the character of a typical country lane having limited width. The construction of two new dwellings is not considered to represent a significant impact in terms of highway safety or capacity by itself. The nearby area consists of several dwellings and the traffic movements generated by one new dwelling would not be considered significant in comparison.

6.6.3 The visibility splay of 27m in both directions is considered to be acceptable in terms of highway safety by the Council's Highway Officer with turning and parking provided within the plot for at least 2 vehicles. This is in accordance with Monmouthshire Parking Standards for a two bedroom property.

6.6.4 It is noted that one of the rooms is labelled on the floor plans as a 'study/bedroom' and the Local Planning Authority would not have any control over the use of this space meaning that potential occupiers could use it as an additional bedroom. This applies to the use of internal spaces within any dwellings. However, should this be the case, it does not follow that this would inevitably lead to the addition of a third vehicle at the site and only two parking spaces have been provided. Furthermore, given that the proposed floor plans show only one large reception room, there is likely to be a greater need for an office space than perhaps if there were multiple reception rooms available. Nevertheless, it must be noted that the application is Outline and therefore the detailed internal arrangements of the properties will be subject to further scrutiny at Reserved Matters stage.

6.6.5 On balance therefore, it is considered that the proposed new dwelling meets the requirements of the Monmouthshire Parking Standards and the development will not adversely effect highway safety in accordance with LDP Policy MV1.

6.7 Affordable Housing

6.7.1 It is a basic principle of LDP Policy S4 that all residential developments should make a contribution to the provision of affordable housing in the local planning authority area, irrespective of whether the size of the development falls below the threshold for on-site provision.

6.7.2 As this proposed development falls below the threshold (1 - 4 units) at which affordable housing is required on site, a financial contribution towards off site affordable housing in the Abergavenny Housing Market Area will be required instead. This is calculated as: Internal Floor Area (m²) x £120 x 58%. This will be secured via a S106 agreement.

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

6.8.1 Concerns regarding overlooking and surface water are addressed above in Section 6.3 (Impact on Residential Amenity). The site is not within a floodplain.

6.8.2 Concerns regarding highway safety are addressed above in Section 6.6).

6.8.3 Foul drainage is intended to be treated via a private package treatment plant discharging to a drainage field designed in accordance with relevant standards, the scale of which can be accommodated within the application site. This approach responds to earlier constraints identified through consultation which confirmed that a two-dwelling scheme would require disproportionately large drainage fields and present significant deliverability challenges. The revised proposal demonstrates that an acceptable drainage strategy can be achieved for a single dwelling without reliance on non-preferred solutions, ensuring that the development can proceed in a manner consistent with LDP policies and NRW guidance.

6.8.4 It is considered to be reasonable to remove Permitted Development Rights for extensions should a Reserved Matters application follow. Similarly, the translocation of the existing hedgerow to provide visibility splays will be subject to an agreed Method Statement.

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

6.9.1 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.

6.10 Conclusion

6.10.1 The proposal aligns with local and national planning policies by contributing to the housing supply while respecting the character of the surrounding area.

6.11.1 The development will not increase surface water run-off onto the road or adversely effect local residential amenity by virtue of foul drainage.

6.11.2 The proposed dwelling will not lead to any adverse impact on highway safety.

6.11.3 Mitigation and enhancement measures for biodiversity are considered to be proportionate to the development.

6.11.4 There is a distance of approximately 19.5m between the side of the proposed bungalow containing a long and Forge Cottage which lies at a lower level to the southeast. As the new dwelling will be single storey, overlooking will be further avoided by normal boundary features.

6.11.5 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 and S106 Agreement set out below.

7.0 RECOMMENDATION: APPROVE

Subject to a 106 Legal Agreement requiring the following:

A financial contribution towards off site affordable housing in the Abergavenny Housing Market Area will be required instead. This is calculated as: Internal Floor Area (m²) x £120 x 58%.

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 Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

REASON: The application is in outline only.

2 Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

REASON: In order to comply with Section 92 of the Town and Country Planning Act 1990.

3 The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: In order to comply with Section 92 of the Town and Country Planning Act 1990.

4 The reserved matters application shall be supported by a Construction Method Statement. The content of the method statement shall include details of measures to safeguard dormouse and other protected and priority species during the constructions works. The content of the method statement shall include, as a minimum the:

- a) Purpose and objectives for the proposed works in relation to protection of identified species;
- b) Detailed working methods necessary to achieve stated objectives;
- c) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction; and
- d) Persons responsible for implementing the works.

The Construction Method Statement shall thereafter be implemented in full.

REASON: Safeguarding of protected and priority species during construction works LDP policy NE1 and the Section 7 of the Environment Act (Wales) 2016.

5 A Green Infrastructure Management Plan shall be included with the reserved matters application. The content of the Green Infrastructure Management Plan shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.

- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The management plan shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

REASON: To maintain and enhance ecology on the site as required by the Environment (Wales) Act 2016, Planning Policy Wales and LDP Policy NE1.

6 Prior to the commencement of development a Ecological Net Benefit Plan shall be submitted to and approved in writing by the local planning authority. This shall include full details of the location and specification of ecological enhancements and the timing of their inclusion. The details shall then be implemented as approved and shall be retained in perpetuity.

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

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 Please note that this consent is subject to a Section 106 legal agreement.

Application Number: DM/2026/00024

Proposal: 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.

Address: The Old Chapel, Twyn Square, Usk, NP15 1BH

Applicant: Miss Wiktoria Debska

Plans: Floor Plans - Existing Usk Chapel Layout Existing - , Location Plan Location Plan - , Other Noise Impact Assessment (NIA) dated 18/6/26 - Version 5,

RECOMMENDATION: Refuse

Case Officer: Kate Bingham

Date Valid: 09.01.2026

1.0 APPLICATION DETAILS

This application was presented to Planning Committee on 7th July with a recommendation for approval. At the meeting, Members were minded to defer the application to be refused. Accordingly, the following reasons for refusal are provided for agreement:

1. Use of the ground floor as a nursery will lead to an unacceptable increase in noise and disturbance to the residents of the flats above, contrary to the provisions of LDP Policies EP1 and criterion (D) of LDP Policy DES1.
2. The intensification in use of the building will adversely impact highway safety as the site fails to provide safe and easy access for road users and pedestrians, contrary to the provisions of LDP Policy MV1.

The previous report is provided below.

Application Number: DM/2026/00024

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Address: The Old Chapel, Twyn Square, Usk, NP15 1BH

Applicant: Miss Wiktoria Debska

Plans: Floor Plans - Existing Usk Chapel Layout Existing - , Location Plan Location Plan - , Other Noise Impact Assessment (NIA) dated 18/6/26 - Version 5,

RECOMMENDATION: Approve

Case Officer: Kate Bingham
Date Valid: 09.01.2026

This application is presented to Planning Committee as five or more objections have been received.

1.0 APPLICATION DETAILS

1.1 Site Description

This application relates to the ground floor of a former Chapel occupying a prominent position on the corner of Tywn Square in the town of Usk. The ground floor has previously been used as an art gallery and an office. There are residential flats above.

The site is within the Usk Conservation Area and also within the Nutrient Sensitive catchment Area of the River Usk Special Area of Conservation (SAC).

1.2 Proposal Description

It is proposed to convert the ground floor of an existing vacant chapel in the centre of Usk to a children's nursery.

The proposed nursery can accommodate up to approximately 24 children at any one time. Staffing levels are expected to be around 4-6 staff members on site, depending on age groups and session arrangements, in line with Care Inspectorate Wales (CIW) requirements.

The operation of the proposed use would be managed internally through supervised arrival and collection procedures, staffing and safeguarding policies, without physical alteration to shared areas.

The nursery proposed in this application would be run following the Montessori method. This is a child-led educational philosophy, focusing on independence, hands-on learning, and mixed-age classrooms. Children are encouraged to choose their own activities and learn at their own pace, guided rather than instructed by teachers. However, this application simply considers a change of use from office (Use Class B1) to nursery (Use Class D1).

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DC/2007/01020	Retention of fascia signs	Refused	12.12.2007

DC/2007/01025	Change of use from A2 to A1 retail (no ground floor display window).	Approved	12.12.2007
DC/2008/00594	Business name sign.	Approved	10.09.2008

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S5 LDP Community and Recreation Facilities
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

CRF1 LDP Retention of Existing Community Facilities
RET2 LDP Central Shopping Areas
EP1 LDP Amenity and Environmental Protection
EP5 LDP Foul Sewage Disposal
HE1 LDP Development in Conservation Areas
HE2 LDP Alterations to Unlisted Buildings in Conservation Areas
DES1 LDP General Design Considerations
NE1 LDP Nature Conservation and Development

Conservation Area Appraisal

Usk Conservation Area Appraisal.

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

Usk Town Council - At the UTC Planning Meeting on 14th January 2026 the application was reviewed and the council voted not to support the application based on the information on the planning portal.

We are worried about the increase of traffic at pick up and drop off, together with the additional parking required for staff. Parking problems in Twyn Square are already acute.

We are also believe there is a lack of outside space at the venue for the children to utilise.

We are aware there has been a recent accident involving a 7 year old impaling herself on the spikes outside this property which we hope will be addressed when considering this application.

Welsh Water - No objection.

The application appears to rely on existing sewer connections and no new connections are to be made with the public sewerage system. Additionally, it is presumed based on the information submitted that there would be no increase in foul flows entering the public sewerage network. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

MCC Highways - The Highway Authority have no highway grounds to object to the application. It is recommended that the applicant acknowledges the above in terms of the law surrounding drop-off and collections by vehicle and ensures that all parents/carers utilise the public car parks and arrive and depart the site with children on foot.

MCC Environmental Health - No objections subject to conditions.

Having reviewed the latest Noise Impact Assessment (NIA) Version 5, dated 18 June 2026, which includes a proposed sound insulation scheme between the separating floors, the following comments are made:

Compared to previous correspondence and earlier versions of the NIA, it is noted that the proposal includes the introduction of 100 mm Rockwool insulation with a minimum density of 80 kg/m³.

This proposal indicates an increase in the sound reduction index (R_w) of approximately 20 dB, from the existing separating floor performance of 51 dB to a proposed 71 dB.

Further correspondence between the applicant and their acoustic consultant advises that the existing floor is predicted to achieve an airborne sound insulation performance of 44 DnT,w + Ctr (dB), and that with the addition of the proposed Rockwool insulation, performance is predicted to improve to 64 DnT,w + Ctr.

This represents a significant improvement in sound insulation between the proposed nursery and the flats above. However, it is acknowledged that, at times, some level of noise associated with nursery activities may still be perceptible within the flats, even with the proposed mitigation measures in place.

If you are minded to grant planning permission, I recommend the following conditions are attached to protect the local amenity from unacceptable risk / harm from noise.

Condition 1:

Prior to the commencement of use, sound insulation testing shall be carried out in accordance with Approved Document E of the Building Regulations (or equivalent).

The separating floors shall achieve a minimum airborne sound insulation performance of 64 DnT,w + Ctr (dB).

Upon completion of the testing, a report and certification confirming that the required performance standard has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

The development shall not be used until the report has been approved, and the separating floors shall be retained thereafter in accordance with the approved details.

Condition 2:

Prior to the commencement of use, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Noise Management Plan shall detail measures to control and mitigate noise arising from the use of the premises, including internal and external activities, arrivals and departures.

The approved Noise Management Plan shall be implemented in full prior to the first use and shall thereafter be retained and adhered to for the duration of the use.

The Noise Management Plan shall be reviewed and, where necessary, updated in the event of complaints of noise disturbance from nearby properties or at the request of the Local Authority, with any revisions to be submitted to and approved in writing by the Local Planning Authority.

Condition 3:

The premises shall only operate between the hours of 08:00 and 18:00 Monday to Friday, and at no time on Saturdays, Sundays or Bank Holidays.

Previous comments:

Further to my comment's date 23rd April 2026 where it was stated that "it is acknowledged that at times noise from children is likely to be audible outside the proposed premises and within the flats above and neighbouring properties, particularly when windows are open."

We have since been advised that there has been some limited nursery/home educational use at the proposed development (ground floor) and that noise is clearly audible within the flats even when windows are closed. I therefore took the opportunity to install the section's sound monitoring equipment within the residential accommodation directly above the premises (first floor), in a habitable room, with windows closed for the duration of the monitoring.

There are two other flats located either side of the flat where the sound equipment was installed, both spanning the first and second floors, and a further flat to the rear which spans the ground, first and second floors. In total, four flats adjoin the ground floor premises proposed for nursery/home educational use.

During the recordings, at times noise from a single child and an adult was audible, while at other times noise from several children and adults was identified.

The dominant noise observed throughout the recordings was mostly muffled speech and background murmuring, typically below 30 dB LAeq and frequently within the low 20 dB range. In most instances, words were not identifiable, demonstrating some sound attenuation through the separating structure.

Short-duration noise events were intermittently identified, including:

- o Children calling out, shouting, singing or vocalising during play. At times, words, counting and sounds associated with a nursery and educational setting are clearly audible
- o Laughter, cheering, screams and excited vocal sounds from play
- o Adult verbal interaction and control, sometimes also clearly audible

- o Impact-type sounds such as tapping and knocking sounds

Periods of structured activity involving music and play were also regularly heard, including:

- o Playback of music and possible children's programmes, songs clearly audible at times i.e. "The Lion Sleeps Tonight" and "BINGO".
- o The use of instruments i.e. the piano played for longer durations, again intermittent with attempts to play the same melody over and over again before moving onto something else. Then on other occasions it appeared random keys were just being played. A stringed instrument was also strummed on one of the days of the recordings.

During these periods, noise levels temporarily increase in audibility during musical crescendos, heightened play activity and talking/singing over music.

The recordings found the increase in children (e.g. 2-3) resulted in increased frequency of vocal noise and play noise.

Noise during the monitoring period was intermittent, and predominantly speech-based and the acoustic character is subdued and muffled, with limited clarity of speech, along with musical instruments and recorded music being played.

The overall noise environment remained intermittent rather than continuous, which is as expected in a nursery environment. The monitoring reflects low occupancy conditions which is more similar to a household setting. Whereas the proposed change of use would allow for up to 24 children with the use ranging from a proposed nursery operation to a home education programme for up to approximately 10 children. Based on observed patterns, it is reasonable to expect if the proposal goes ahead there will be:

- o Increased frequency and duration of noise events
- o Greater incidence of overlapping vocalisations and group activity
- o More regular music, play, and behavioural interactions

This is likely to result in an overall noise transmission from the nursery and home education operations to the above and adjoining flats.

The NIA (V4, dated 21st April 2026) has stipulated a sound reduction of 51dB, albeit was modelled. Therefore, I suggest if planners are mindful to grant planning permission considering Environmental Health will not be able to resolve complaints of this nature under Statutory Nuisance, you may wish to condition the sound proofing to be improved, in addition to the previous conditions recommended.

Prior to first occupation, a scheme of sound insulation works to the floor/ceiling structure between the flats above shall be implemented in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained thereafter in perpetuity.

The NIA has stipulated a sound reduction of 51 dB, however as previously raised, this figure was based on modelling. Therefore, should the Local Planning Authority be minded to grant planning permission, and given that Environmental Health would not be able to resolve complaints of this nature under the Statutory Nuisance, it is recommended that the soundproofing be improved in addition to the previously recommended conditions.

Prior to first occupation, a scheme of sound insulation works to the floor/ceiling structure between the ground floor premises and the flats above shall be implemented in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained thereafter in perpetuity.

Or alternatively, you may wish for the applicant to present such a scheme for consideration prior to decision.

Initial Comments: Objection.

I have reviewed the Noise Impact Assessment (NIA), project reference 22014 V4, dated 21st April 2026.

Should this proposal proceed, it is acknowledged that at times noise from children is likely to be audible outside the proposed premises and within the flats above and neighbouring properties, particularly when windows are open. The development would also introduce a new noise generating use into a predominantly residential setting.

The submitted assessment concludes that the proposal would meet the relevant internal and external noise standards during the proposed hours of operation. However, it should be noted that these standards are based on 16 hour daytime averages (07:00-23:00), whereas the proposed nursery operating hours are Monday to Friday 08:00-18:00. As such, there are six hours within the assessment period when the nursery would not be operating, which reduces the calculated average noise levels. Noise from children is inherently highly intermittent and character specific, and reliance on average noise levels alone does not fully represent the potential perceptibility or impact of such noise.

As previously raised in my previous comments, the assessment of noise transmission between the proposed nursery and the adjoining flat and flats above has been undertaken through modelling only. No site specific testing has been carried out, and the modelling assumes ideal construction with no gaps, service penetrations (e.g. pipework), or ceiling voids. Given the age and nature of the building, this is unlikely to fully reflect real world conditions, and sound insulation performance may therefore be lower than predicted.

Although the NIA makes reference to music being played in the nursery at a maximum of 80dBA, this does not seem appropriate to allow such loud music to be played in a nursery setting albeit more a health and safety concern, as this has the potential to damage children's hearing. Therefore, background music sound levels should be considered instead. The NIA also makes reference to when music is played, it is assumed that windows will be shut, this should be included in a Noise Management Plan and if the windows are to be kept closed, consideration should be made to overheating in the summer months too.

Notwithstanding the above concerns, as the proposal has been modelled to meet the relevant guideline standards, I am not in a position to substantiate a specific level of noise impact that would justify an objection on noise grounds alone. However, if the Local Planning Authority is minded to grant permission, it should be noted that this service would not be in a position to investigate or resolve complaints relating to noise generated by children's play, where such noise is considered typical and expected within the context of a nursery use.

In order to minimise potential impacts on nearby residential premises, I recommend that consideration is given to attaching the following conditions:

1. Restriction of operating hours to those proposed in the application, Monday to Friday between 08:00 and 18:00, to limit the impact to the neighbouring dwellings.
2. Compliance with a Noise Management Plan (NMP), to be agreed in writing with the Local Planning Authority at least 28 days prior to commencement of operations. The NMP should be reviewed in the event of any change in activities that may result in altered noise levels, and following substantiated complaints.

MCC Biodiversity - No objections. Recommended a condition relating to lighting, along with an informative for bats and nesting birds.

MCC Building Control - No in-principle objection to the proposed use from a Building Regulations perspective.

A Building Regulations application will be required should planning permission be granted. The development will need to be designed and detailed by a suitably qualified professional to demonstrate compliance.

Key Considerations

The following matters will require further assessment and are likely to necessitate upgrade works:
Fire safety (primary consideration):
Means of escape, fire alarm/detection systems, emergency lighting, and fire-resisting construction.

Access and use:

Suitable access and accessible WC provision where reasonably practicable.

Sanitary provision:

Adequate facilities appropriate to childcare use.

Ventilation:

Adequate ventilation to occupied spaces.

Conclusion

The building is likely capable of being adapted, subject to appropriate design and moderate compliance works, particularly in relation to fire safety.

Early engagement with Building Control is recommended, and a competent designer should be appointed to develop proposals and support a future Building Regulations application.

SEWBRc Search Results - No significant ecological record identified.

5.2 Neighbour Notification

Seventeen representations received objecting to the development. These have been divided into broad headings for ease of reference:

Principle of Development

- With Usk already having two nurseries, I see no need for a third in a small community.
- A third nursery would have a big impact on the already established settings in this area.
- The proposal is of a scale and character wholly different to its previous low key office use, entirely inappropriate to sharing with flats and neighbouring dwellings in very close proximity.
- I am in favour of local business moving into the square but do not believe this is a suitable business for this location.
- I do not think that the old chapel is suitable for a nursery there is no outside space for the children to play.
- There are currently two very good nurseries in the town who have had excellent ESTYN inspections in the past 18 months, childcare in the town is very well catered for.
- It has been stated that the nearest alternative Montessori provision to Usk is located in Cardiff/Bristol. A Montessori school, catering for children aged 2 to 19, has operated in Monmouthshire for at least 22 years.

Highway Safety

- The square in Usk does not have sufficient parking or drop off zones to accommodate the necessary drop offs and pick-ups needed for a nursery school.
- The entrance is on the corner of the square and is already an issue with illegal non-enforced parking.
- Cars coming from Monmouth road arrive at speed when turning left into a blind corner.
- There are two existing bus stops in the square serving school and service buses and the site stands at the very busy junction of the square/A472 with extremely limited visibility to its western side.
- The proposal would result in unacceptably increased hazard and inconvenience to all road users.
- The early school times are a particularly busy time with numerous parents dropping off children for the school buses. The issue is the parents that stay with their children in the car waiting for the bus to arrive. As they park in any accessible space it leads to a complete lack of parking or drop off spaces in the square.
- Given the age group of children in this application, they will need to be taken out of a child seat etc, within a busy square with the doors open. I consider the potential of this to be dangerous.

- They also indicated having somebody available to take children out of cars. Any person stopping outside the church on the bend, is putting themselves at danger.
- Reliance on parking compliance by parents is difficult to enforce and the cumulative impact of multiple handovers would likely increase congestion and affect highway safety.
- Concerned about the width of the pavement between the school and the proposed nursery.
- If the proposed nursery is using offsite outdoor facilities will there be additional coach/buses/cars to transport children from point a - point b which could add to the parking worries already expressed.
- No enforceable traffic management plan has been submitted to demonstrate how safe drop off, collection would be achieved.
- There are no car park spaces associated with the Old Chapel, where will the staff park?
- Being a town involved in agriculture there are frequent use of farm vehicles, tractors, earth moving equipment (ploughs) etc., who use the area at all times of day and night and year.
- This is not just an objection to the planning it is very much a safety issue for the parents and children being picked up and dropped off.
- As the saying goes, 'this is an accident waiting to happen' if this planning application is approved.
- In practice, it is inevitable that parents will stop as close to the setting as possible on the public highway, creating congestion and unsafe conditions that the setting will be unable to control, regardless of internal policies.

Residential Amenity

- The flats upstairs from the proposed nursery would have issues with noise pollution from early until late six days per week.
- For shift workers or the elderly / those based at home, this would have a significant impact on quality of life.
- The potential for unacceptable noise, disturbance and conflict is clear.
- The applicant is advertising the space for parties and baby massage on the weekends which would undoubtedly affect the residents' quality of life and right to peace.
- I refute the statement that forty people previously worked in the office - a handful worked in the office, and the rest of the staff worked off site, installing solar panels.
- I know from being a past resident, how general noise travels throughout the walls and floors of the building. The change of use to a day nursery will increase the level of consistent noise which will adversely impact the quality of life of the current residents.
- The unit is directly below and adjacent to four flats. Residents are at home during the day and know how sound transmits through the ceiling/walls.
- The previous business office operated Mon-Fri. A day nursery for 1-2-year-olds with activity sessions plus weekend commercial birthday parties will change the character, frequency and duration of noise previously experienced, affecting residential amenity.
- Internal acoustic management/noise monitoring measures are untested, and their effectiveness would not be known until after the change of use is granted. Potentially, leaving residents to live with inadequate measures, with limited recourse.
- This materially alters the long-established character and function of the shared areas for occupants.
- Noise created by up to 24 children from 0800 to 1800 Mon to Fri and possibly weekends is going to change the quality of life for the flat owners. We have the fundamental right to peace and quiet within our homes, a nursery with parties, music, singing etc will bring high levels of noise which I believe will be unacceptable.
- Existing office use is compatible with residential occupation with predictable noise and movement. A day nursery represents a materially different use resulting in a significant intensification of activity.
- A nursery would introduce frequent, unpredictable noise associated with children's play, group activities and outdoor movement.
- As retired residents at home during the day we know how easily noise transmits between floors, windows and walls, due to the construction of the building. This would result in an unacceptable loss of residential amenity.
- The building's age and construction means the acoustic separation between the ground floor commercial unit and the apartments above and adjacent is limited.

- The current permitted use of the ground floor unit is a business office, an environment characterised by adult voices and general office activity which operated Monday to Friday 9am - 5.30pm, and never at weekends.
- The proposed use is materially different: a homeschooling provision and nursery, which by its nature involves young children, amplified music, active play, and the kind of vocalisations that are characteristic of early years and older child settings.
- I have personally observed and recorded whilst sat in a room, directly above the unit, with the windows closed. Noise has been logged on multiple dates across March and April, spanning morning and afternoon sessions. It includes impact noise (clicking/vibrations through the floor), amplified music, as well as children playing a piano/keyboard and instruments, children screaming, crying and shouting, adult voices talking - all clearly audible with the windows closed.
- The Noise Impact Assessment submitted with the application does not, in my view, reflect the lived experience of residents.
- I would like to ask that the Committee are confident that acoustic standards have been met within a building of this age/construction, given that modern mixed-use buildings with educational/nursery settings are designed with adequate acoustic separation from initial design and construction.
- If minded to approve, suggest conditions for the applicant to install acoustic insulation and soundproofing, removal of, or inspection of any suspended equipment to ensure that it is adequately secured in the dividing ceiling/floor and a restriction on operating hours to weekday daytime only i.e. Monday to Friday, 09:00-18.00, with no use on evenings, weekends, or bank holidays.

Safeguarding

- The entrance / shared space of the building proposed is shared with the entrance to the flats. There would be inevitable mixing of children and people coming and going to the flats. I see no provision to manage this.
- Low level railings are dangerous to children.
- The flats present a problem because as a parent I would be most concerned with unchecked adults having access to my child.
- CCTV put in place would also invade the privacy of the residents along with problems of data handling and consent.
- Significant concerns that the development fails to meet core expectations set out within the National Minimum Standards for Regulated Childcare, Foundation Phase principles, and wider Welsh early years guidance relating to space, safeguarding, wellbeing, and safe access.
- The proposed internal floor area appears insufficient for the broad age range the setting intends to accommodate.
- The proposal does not demonstrate adequate provision of age-appropriate toilets and hygiene facilities in line with the National Minimum Standards.

Operational Requirements

- The applicant's mitigation strategy amounts to vague statements of intent with no detail.
- Food preparation for numbers of guests/staff has odour and ventilation implications for neighbours.
- The applicant's social media, advertises home cooked meals, snacks and party food. All of which suggests the applicant will be operating a business which needs to be registered with the food standards agency and may require additional ventilation and planning to change the kitchen into one suitable for this use.
- The proposal should meet statutory disability access requirements.
- The applicant neither owns nor controls land outside the building.
- I am concerned the waste bins for this business will be located in the square, as there are a number of steps down from the property. If in front of the church, this is going to be an eyesore within the square.

Twenty-seven representations received in support. These have been divided into broad headings for ease of reference:

Principle of Development

- The presence of other nurseries nearby does not remove the need for additional choice or capacity.
- With sensible management and appropriate conditions, there is no clear evidence that this proposal would create unacceptable impacts.
- Montessori education is not just another nursery, it is an approach based on deep respect for the child, their individuality, natural curiosity, and personal pace of development.
- A Montessori nursery and learning centre is a real added value for the local area,
- It is considered that comparisons with large rural Montessori schools are not representative of the proposed development, and that the impacts of the proposal should be assessed based on the specific details submitted with the application.
- No development will ever suit everyone. But planning is about being fair and realistic, not about stopping anything new from happening.
- Blocking initiatives like this means blocking growth, innovation, and modern education, which are so greatly needed today.
- The more choice you have for child care the better.
- The proposal is sensitive and appropriate, involving no external alterations and only internal refurbishment, thereby preserving the character and appearance of this attractive building.
- The provision of early years childcare will have a positive and lasting impact on local families and the wider community.
- Fantastic idea to support local parents by offering an additional childcare option. It will help meet the high demand for ad hoc childcare sessions and encourage a more social, community focused lifestyle.
- This is a really good employment use and there will be many people applying for the jobs.
- Contributes positively to the town's family infrastructure.
- The change of use makes efficient use of an existing building and supports local childcare options.
- Preserves the character and appearance of the building and the surrounding area while allowing it to serve a valuable community function.
- Specialist-aware early years provision is limited.
- Little local support available for neurodivergent children in the area, and many families currently have to travel as far as Cardiff to access suitable provision.
- Bringing a family-focused, community service into the square adds life during the day and supports the long-term sustainability of local businesses.
- This is exactly the kind of development small towns like Usk need.
- This proposal stands out to us as something that would genuinely add value and make the town even more appealing to prospective home buyers.
- From a community standpoint - a nursery brings with it a sense of energy. The presence of young children and families contributes to a warm, welcoming vibe and encourages lively streets which ultimately add long-term value to the town.
- Nursery would support nearby businesses through increased daily footfall.
- The renovation of the chapel itself ensures that a much loved building continues to serve a meaningful purpose rather than falling into disrepair

Highway Safety

- There is a large public car park within approximately five minutes' walk of the Chapel, in addition to parking available within Twyn Square itself, further parking beyond the square, and on surrounding local streets. These facilities have historically supported commercial uses of the building, including office use with long-stay staff parking.
- This building has always been part of a busy town centre. It has never been separate from traffic, daily movement, and working life. People have lived alongside it for years knowing that.
- This is a long-established town-centre building that has supported regular daily use for many years, despite having no dedicated parking. Ongoing vehicle movements and daytime activity are already part of the character of the area.

- In similar central locations, nurseries routinely operate safe and orderly drop-off and collection arrangements through clear guidance and staff supervision. This is standard practice and works effectively when properly managed.
- There are no evening activities planned, only occasional weekend use, and daily activity will be limited to child drop off and pick-up time.
- Office use typically generates significant daily commuter movements and long-stay parking in surrounding streets where there is no on-site provision.

Residential Amenity

- The proposed use demonstrates careful consideration for the surrounding community.
- Our children are our future and initiatives such as this play a vital role in supporting their well-being and development.
- The building has previously operated as a fully functioning office with regular daily activity, including staff, visitors, meetings, deliveries, and associated movement. The proposed use does not represent an unprecedented change in how intensively the building would be used.
- The proposed opening hours seem sensible.
- Issues such as noise, ventilation, food preparation, and general disturbance are already covered by existing Environmental Health, Ofsted, and Building Regulations requirements. These provide clear standards and controls, and any necessary mitigation can be secured through normal planning conditions.
- With proper oversight and sensible conditions, there is no clear reason why this use could not operate responsibly alongside neighbouring homes.

Safeguarding

- It will be regulated, inspected, and held to standards. If problems arise, there are systems in place to deal with them.
- High-quality childcare provision does not depend on having large private outdoor space.
- I would personally feel much safer using a properly run nursery with staff, safeguarding, and controlled access than the current situation where children and parents are already moving around the square without any structure or supervision.
- The fact that surrounding land is not under the applicant's control does not prevent sensible management of impacts.

5.3 Other Representations

Comments from the building's owner providing background to the building's use:

This building has been standing for over 200 years in one form or another. I became the owner in the 1980s after it had been converted to residential and after the use of the Church (a place of worship and a large congregation) had ceased. When we bought the Chapel and the Freehold of the flats upstairs we used the property as our main offices and had up to ten people working there, all who travelled by car. We had no issues with parking and the amenities for parking today are much greater than was afforded back in those days. We also had a large number of visitors to the site as they were involved in building what is now known as the Principality Stadium. It has been an Art Training Business, a Junk Shop and more latterly Michael Waymans offices where he had up to forty staff coming and going. Sadly he left as he outgrew the premises and the building has stood empty for 16 months.

I was impressed with the new tenant Wiktorja Debska who has a very good plan to operate a specialist day care centre offering a different learning method. It is called Montessori. I understand she is looking to accommodate and licensed up to 24 children and is wishing to employ a manager and six staff. This is an employment use that will have reliable trained staff at its core and will keep noise to a minimum. I know that Wiktorja is looking to introduce sound deadening materials to the ceiling and other improvements.

5.4 Local Member Representations

Cllr Kear - I wish to call in the above application for the Planning Committee to look closely at the following concerns expressed to me about:

- Amenity. Noise from the proposed children's nursery affecting the residential flats above and behind the property / area.
- Shared access space. Given DBS requirements for a nursery - what considerations have been given to the inevitability of residents going about their usual access to their properties and mixing with children? How does this fit with Care Inspectorate Wales requirements for DBS checking as well?
- Highways. Twyn Square is dominated by traffic and has double yellow lines next to and along the Square. There is a continuing problem with illegal parking and lack of enforcement. The Square is historically busy due to school pick-ups / drop-offs. The practicality and reasonableness of parental drop-offs needs to be assessed in greater details. Concerns surround safety around with the inevitable increase in vehicles. Already we are seeing workmen illegally parking on the pavement outside as per the photograph attached.
- Safety of the railings. A recent accident occurs where a child was impaled on the railings
- My understanding the building as a whole is not listed but "blue status" Please can you confirm?
- I'm advised internal work has commenced. Please advise if appropriate permissions / building control is required.
- Fire regulations / exit for the nursery. The application appears silent on this matter on how this risk is being assessed / evaluated / addressed.

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

6.1.2 The application site is within the town centre of Usk. The area is also designated under LDP Policy RET2 as a Central Shopping Area. Within these areas, proposals which will safeguard the vitality, attractiveness and viability of the defined CSAs will be permitted. The nursery will serve the local area and bring people into the town centre, thereby safeguarding the vitality of the defined CSA in accordance with LDP Policy RET2. Strategic Policy S5 of the LDP is also supportive of the proposed development. It provides that development proposals that provide community facilities will be permitted within town and village development boundaries subject to detailed planning considerations.

6.1.3 On the basis of the above, the proposed change of use from an office to a nursery is considered to be acceptable in principle. However, this is subject to detailed planning considerations which are discussed below.

6.2 Good Design/Place Making

6.2.1 The site is within close proximity to multiple Listed Buildings as well as Usk Castle which is a Scheduled Ancient Monument. However, as no external changes to the Old Chapel are proposed, the change of use will have no impact on the setting of any of these protected structures or on the character and appearance of the Usk Conservation Area.

6.3 Impact on Amenity (including Noise)

6.3.1 Use of the building as a nursery as opposed to an office will inevitably have a different impact on local residential amenity which needs to be carefully considered. One of the main concerns raised to the proposal is an increase in noise. It is proposed that the nursery would operate primarily on weekdays, with occasional weekend use 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.

6.3.2 The Council's Environmental Health Officer (EHO) requested a Noise Impact Assessment (NIA). After much negotiation, Version 5 of the NIA has now been accepted by the EHO as meeting the relevant standards required.

6.3.3 The latest version of the NIA, also now proposes the introduction of 100mm of Rockwool insulation. This will increase the sound reduction by approximately 20dB, from the existing separating floor performance of 51dB to a proposed 71dB. Further correspondence between the applicant and their acoustic consultant also advises that airborne sound insulation performance with the addition of the proposed Rockwool insulation will also improve.

6.3.4 The above represents a significant improvement in sound insulation between the proposed nursery and the flats above to a point where the Council's EHO's are content to remove their previous objections, albeit, it is acknowledged that, at times, some level of noise associated with nursery activities may still be perceptible within the flats, even with the proposed mitigation measures in place. It should be noted that the removal of the objection is on the basis that the sound insulation is installed as described, a Noise Management Plan is submitted and approved, and opening hours are restricted to 8 – 6pm Monday to Friday with no opening on weekends or bank holidays. These measures can be secured via conditions should Members be minded to approve the application.

6.3.5 The proposal does not include any outdoor play space on site, and no external areas are proposed to be fenced, altered or used by children. Outdoor learning would take place off-site at appropriate locations under supervision and in line with safeguarding procedures. As such, there would be no outdoor noise or activity associated with the building itself.

6.3.6 On balance (and subject to the conditions suggested), it is considered that it would be unreasonable to refuse the application based on impact of noise on neighbouring residential occupiers.

6.3.7 Shared access around the building exists as a right of way for residents and visitors. The proposed change of use does not alter these arrangements, introduce new access points, or restrict existing rights.

6.3.8 In conclusion, it is considered that the proposed development would not significantly adversely affect local residential amenity and therefore there would be no conflict with LDP policies DES1 or EP1.

6.4 Transport

6.4.1 Whilst Usk does not have any rail links, being a small town, it is relatively well served by bus and benefits from a wide variety of facilities and services within walking distance from the site. As such it is considered to be a relatively sustainable location for a nursery.

6.4.2 In terms of access and parking, Twyn Square and the A472 is subject to a 20mph speed limit and a traffic regulation order prohibiting on-street parking by way of double yellow lines throughout Twyn Square and the A472. Due to the site's location, within the heart of the town centre, which consists of a mix of commercial and residential properties, there is no available off-street parking provision.

6.4.3 The building has historically operated under commercial use and whilst no parking provision is available for the building the commercial use has been supported by public car parking facilities within the town centre. The previous office had the potential to accommodate approximately forty staff members on site daily, which required long-stay parking throughout the working day. The proposed use shifts parking demand from long-stay occupation to short-duration drop-off and collection movements, with no all-day parking requirement for parents and a significantly reduced number of on-site staff. This represents a change in parking pattern rather than an increase in sustained parking intensity when compared to the former lawful use.

6.4.4 A Transport Statement (TS) has been submitted in support of the application which states that the nursery intends to operate Monday to Friday between the hours of 8am and 6pm with a maximum capacity of 24 children which are to be supported by a site manager and up to 6no. staff. It is stated in the business model that attendance will be pre-booked and controlled involving drop-off and pick-up movements. In addition to the nursery provision, it is proposed that 14 children will attend shorter sessions between 9am and 3pm.

6.4.5 The TS has taken into consideration the drop-off and pick-up management of children from the building and states that arrival and departures will be actively managed to ensure a safe and efficient operation. Staff will supervise handovers at the entrance where children will be transferred directly between staff and parents/carers so there will be no waiting or congregating outside the building.

6.4.6 There are no existing on-site vehicle parking or cycle parking spaces associated with the building and the proposal does not include the provision of on-site parking or cycle spaces. Car parking for staff will operate in the same manner as the site's previous commercial use i.e. usage of existing public car parks within Usk town centre. In terms of car parking provision for parents at drop-off and pick-up times the TS makes reference to short stays which reflect the handover model and states that through staff supervision during peak periods, child movement will be controlled and children will exit vehicles only on the footway side. Furthermore, it states that handovers will be managed to ensure there is no overlap with public bus services which operate in Usk at the existing bus stop directly outside the building on Twyn Square.

6.4.7 Having being consulted on the planning application, the Highway Authority have stated that drop-offs and collections from Twyn Square and the adjacent A472 are not possible, even for short stays, due to the fact that they are strictly controlled by existing traffic regulation orders 'prohibition of waiting at any time'. Therefore, any short stays associated with drop-off or collection of children by vehicle would be a contravention of the Traffic Management Act 2004.

6.4.8. It is acknowledged that Usk is a busy town centre and is subject to a high volume of traffic on the local highway network and therefore in the circumstance that the local highway network was not controlled by any parking restrictions there would be concerns that outside drop-off and collections associated with the nursery may lead to congestion on the highway network and prohibit the safe passing and repassing of traffic. However, due to the fact the local highway network is controlled by existing traffic regulation orders which prohibit waiting at any time there is no availability for parents/carers to park on-street during drop-off and collection times. Therefore, all vehicle users associated with the nursery, staff and parents/carers, are expected to utilise the existing public car parking facilities within Usk town centre and arrive and depart the building on foot in the same way as other commercial properties in Usk.

6.4.9 In light of the above it is considered that it would be unreasonable to refuse the application on highway safety grounds and the provisions of LDP Policy MV1 have been met.

6.5 Biodiversity

6.5.1 No external changes are proposed as part of the change of use and therefore there is no need for an ecological surveys such as for bats, to support the application.

6.5.2 The River Usk SAC and River Usk (Lower Usk) SSSI are located approximately 285m west of the site. The River Usk Special Area of Conservation and River Usk Site of Special Scientific Interest are designated for their important river habitats and associated species, including Atlantic salmon, lamprey species, twaite shad, bullhead and otter, as well as characteristic aquatic vegetation and diverse invertebrate communities. Given the limited scale of the proposed works and distance from the site the development is not considered likely to result in impacts on the SAC. A sensitive approach to external lighting is recommended should additional lighting be required.

6.5.3 As the proposal involves internal alterations only, with no external works and do not involve alterations to any loft spaces or roof voids, it is reasonable to conclude that there is no likely risk to

protected species, and bat surveys are not considered necessary. Should any new external lighting be required, it must be sensitively designed in accordance with Bats and Artificial Lighting in the UK (ILP, 2023).

6.5.4 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 planning system should ensure that overall there is a net benefit for biodiversity and ecosystem resilience, resulting in enhanced wellbeing. Net benefit for biodiversity is typically sought for change of use applications; however, in this instance the proposal involves internal alterations only, with no external works or changes to the building structure. As such, it is considered disproportionate to require biodiversity enhancement measures in this case.

6.5.5 Under the Habitats Regulations, where a plan or project is likely to have a significant effect on a European site, either alone or in combination with other plans or projects, and where it is not directly connected with or necessary to the management of the site, the competent authority must carry out an appropriate assessment of the implication of the plan or project in view of the site's conservation objectives. Natural Resources Wales has set new nutrient standards for the river SACs in Wales. Any proposed development within the SAC catchments that might increase the amount of nutrient within the catchment could lead to additional damaging effects to the SAC features and therefore such proposals must be screened through a HRA to determine whether they are likely to have a significant effect on the SAC condition.

6.5.6 This application has been screened in accordance with Natural Resources Wales' advice for planning applications within the river Special Areas of Conservation (SACs) catchments (v4 issued 28th June 2024). It is considered that this development is unlikely to increase nutrient inputs because the development is 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.

6.6 Green Infrastructure

6.6.1 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.

6.6.2 In this case no external changes are proposed to the building or land surrounding it and therefore no further information in relation to green infrastructure is required to support this application.

6.7 Flooding

6.7.1 The site is not within any designated flood plain.

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

6.8.1 There have been a range of comments received in relation to child safeguarding. The safety of children including approval of age ranges, staffing ratios and access arrangements are matters for the Care Inspectorate Wales. These elements are managed separately through the CIW registration process and do not fall within the scope of planning control.

6.8.2 Commercial waste will be managed through a formal waste management arrangement with scheduled collections, ensuring bins are securely stored and collections are controlled to avoid visual impact or disruption to the square.

6.8.3 Some representations raise concerns relating to nappy changing, hygiene, waste management, safeguarding and general operational practices. These matters are regulated by Care Inspectorate Wales (CIW) and associated statutory frameworks and are not material planning considerations.

6.8.4 No commercial food preparation is proposed within the premises. Any comments relating to catering activities are therefore not relevant to the application as submitted.

6.8.5 Internal layouts and facilities have been designed to meet regulatory requirements, and the setting will operate in accordance with Equality Act guidance as applicable to early years provision. No external ramp or structural changes are proposed as part of this application.

6.8.6 It is noted that the Council's Building Inspector has advised that the building is likely capable of being adapted, subject to appropriate design and moderate compliance works, particularly in relation to fire safety.

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

6.9.1 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.

6.10 Conclusion

6.10.1 The change of use of the ground floor of the former chapel from an office (B1) to a children's nursery (D1) is acceptable in principle at this location.

6.10.2 Parking is strictly controlled by existing traffic regulation orders 'prohibition of waiting at any time'. Therefore, any short stays associated with drop-off or collection of children by vehicle would be a contravention of the Traffic Management Act 2004.

6.10.3 Subject to the noise mitigation measures suggested (and secured via condition), adverse impact on the neighbouring residential properties will be minimised.

6.10.4 No external changes to the building are proposed as part of this application. The change of use will therefore have no impact on visual amenity or the character and appearance of the Usk Conservation Area.

6.10.5 Adverse impacts on the River Usk SAC as a result of the development have been screened out in accordance with NRW guidance.

7.0 RECOMMENDATION: APPROVE

Conditions:

1 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.

2 Within two months of the date of this permission a report and certification confirming that the required sound insulation performance standard (set out below) has been achieved, shall have been submitted for the written approval of the local planning authority.

The sound insulation testing shall be carried out in accordance with Approved Document E of the Building Regulations (or equivalent) to demonstrate that the separating floors shall achieve a minimum airborne sound insulation performance of 64 DnT,w + Ctr (dB).

REASON: In the interests of local residential amenity in accordance with LDP Policy EP1.

3 Within two months of the date of this permission, a Noise Management Plan shall have been submitted for the written approval of the local planning authority.

The Noise Management Plan shall detail measures to control and mitigate noise arising from the use of the premises, including internal and external activities, arrivals and departures.

The development shall proceed strictly in accordance with the approved Noise Management Plan.

The Noise Management Plan shall be reviewed and, where necessary, updated in the event of complaints of noise disturbance from nearby properties or at the request of the Local Authority, with any revisions to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of local residential amenity in accordance with LDP Policy EP1.

4 The premises shall not be used for the approved purposes outside the following times:

08:00 - 18:00 Monday to Friday and at no time on Saturdays, Sundays or Bank Holidays.

REASON: In the interests of amenity and to ensure compliance with LDP Policy EP1.

5 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 buildings or in the curtilage until an appropriate lighting plan which includes low level PIR lighting, provides detail of lighting type, positioning and specification, and ensures that roosting and foraging/commuting habitat for bats is protected from light spill, has been agreed in writing with the Local Planning Authority.

REASON: To safeguard roosting and foraging/commuting habitat of Species of Conservation Concern in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), Section 6 of the Environment Act (Wales) 2016 and LDP policies EP3 and NE1.

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 All birds are protected by the Wildlife and Countryside Act 1981. 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 birds is between March and September.

3 Please note that Bats are protected under The Conservation of Habitats and Species (Amendment) 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. Natural Resources Wales (NRW) (0300 065 3000).

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Application Number: DM/2026/00329

Proposal: Construction of second storey extension, to create new living space.

Address: Min Honddu Lancaster Arms Cul-de-sac Pandy Monmouthshire NP7 8DW

Applicant: Mr & Mrs Griffiths

Plans: All Existing Plans A101 - , All Proposed Plans A102 A - , Location Plan A100 - , Green Infrastructure Appraisal/Statement - , Other Planning Statement. - , Bat Survey v4.0 - ,

RECOMMENDATION:

Case Officer: Ms Alice King
Date Valid: 16.03.2026

1.0 APPLICATION DETAILS

1.1 Site Description

Min Honddu is a three-storey detached dwelling located within the semi-rural community of Pandy. Historic maps show that the property has been in place since at least the mid-1850s. The site is adjacent to the boundary of the Brecon Beacon National Park. The dwelling is not within a development boundary and is therefore considered to be within the open countryside. Min Honddu is within TAN15 surface water flood zones 2/3, TAN15 river flood zones 2/3 and the river Wye sensitive phosphorus catchment area.

1.2 Proposal Description

Planning permission is sought for a second storey extension that projects approximately 9m from the side elevation to create a new living space. The proposal takes a contemporary approach, which features a part pitched roof and part flat roof, the roof materials will be box profile cladding. The second storey is proposed to be on stilts which includes an external staircase. The external walls are proposed to be agricultural steel sheet cladding. The extension provides a kitchen/diner, lounge and utility room.

NB: The third floor has not been included within the suite of plans as it is not impacted by the proposal.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2020/01835	Loft conversion with dormer.	Approved	14.09.2021
DM/2023/00930	Side single storey extension	Approved	09.11.2023

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

DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
NE1 LDP Nature Conservation and Development
LC5 LDP Protection and Enhancement of Landscape Character
H6 LDP Extension of Rural Dwellings
LC3 LDP Brecon Beacons National Park

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

Crucorney Community Council: Crucorney Community Council would like to state categorically that it fully supports the current application which is an eminently professional, detailed and fully practical solution to a recurring horrendous problem that this household has had to suffer over recent years with regard to flooding, as evidenced to you in the architect's report that you have in your possession. If there any further minor adjustments /conditions that the planning department wishes to bring forward, Crucorney Community Council suggests that a meeting be convened ASAP with all relevant contributors so that they can be fully discussed, compromises made where

necessary and progressive steps taken to help this well-respected family cope with what they have had to go through over recent years and return to a normal family life which they and their young children fully deserve. Crucorney Community Council would hope to see swift action taken by MCC Planning Officers to solve this problem now to prevent further delay which may cause matters to escalate and further delay the implementation of a totally reasonable request to ease this family's situation.

SAB: No objections.

MCC Biodiversity: V2 provided a holding objection which stated 'Elevation drawings must be updated in accordance with the ecology report showing the locations of the recommended bat and bird boxes. A holding objection is maintained until the requested information is received.' V3 confirms the amended plans (A102 A) have been received and are acceptable, therefore Biodiversity have no objections.

Brecon Beacon National Park: No objections.

Landscape and GI Officer: Objection, this is expanded within the Landscape section (6.4) of the below report.

SEWBREC Search Results - A variety of birds and bats have been spotted as being within 500m of the site. (approximately 3 bird species and 5 bat species).

5.2 Neighbour Notification

A site notice was placed nearby the dwelling and neighbours within close vicinity to the site have been consulted via neighbour letter. A total of 38 letters of support have been submitted.

5.3 Other Representations

No comments to note.

5.4 Local Member Representations

County Councillor David Jones - has referred this application to committee.

6.0 EVALUATION

The application site is located outside of the defined settlement boundaries where new built 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 development within the residential curtilage of the dwelling, subject to material planning considerations.

6.1 Good Design/ Place making

6.1.1 The proposal is for a second-story extension to the side (southern) elevation of the existing dwelling. The existing dwelling appears to be from the mid-1800s according to historical maps. Min Honddu is considered to be a wholly traditional dwelling and sits well in the landscape. It is positioned directly adjacent to a narrow lane which delineates the boundary to the Brecon Beacon National Park and is within the open countryside. There are a small number of other dwellings within the immediate vicinity. These include similar type dwellings located south of Min Honddu, some of which have been extended in a traditional manner. What is apparent, however, is the use of materials and form. The building is considered to be able to accommodate alterations and modifications, however as the dwelling is traditional, this should be sensitively approached. The dwelling is visible from the A465 to the east. The dwelling is considered to be visibly prominent within the wider landscape, with the BBNP as a backdrop.

6.1.2 While a side extension is potentially acceptable in principle, and a previous single storey extension has been approved (under DM/2023/00930) which took a contemporary approach, a

second storey has the potential to have an increased impact on the dwelling as it is a prominent elevation. The proposed extension adds a new design feature to the property and is considered to result in a confused design out of context with its surroundings, becoming an incongruous and unacceptable feature within the rural landscape. In this instance, a large, flat roofed extension would jar with the host dwelling which currently has a pitched roof and strong traditional features. Additionally, the fenestration does not relate appropriately to the host dwelling, creating another jarring feature, and the fenestration that is on the extension is different in size and orientation, which further adds to a confused design.

6.1.3 Policy DES1 of the adopted LDP sets out that 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. Of particular relevance to the consideration of this application is criterion c) of Policy DES1 which states that a proposal should respect the existing form, scale, siting, massing, materials and layout of its setting and any neighbouring quality buildings. The proposal is neither wholly traditional or contemporary and therefore the extension is considered visually incongruous with the character and appearance of the host dwelling and its surrounding context. In accordance with LDP Development Management Policy DES1 and Strategic Policy S17 (Place Making and Design), the proposal fails to respect the scale, form, and materiality of the existing property, thereby undermining the prevailing design ethos.

6.1.4 The large amount of cladding proposed will emphasise the mass of the extension as there is little relief in the material. The Policy H6 Supplementary Planning Guidance 2015 states in section 3.1 that an extension to any rural dwelling has to be modest, respect or enhance the appearance of the existing building. The proposed volume increase of the extension is 52%. In section 3.9 of the SPG it states that the primary consideration in assessing any proposal will be the need to ensure that there is no significant harmful impact on the countryside through the increased size of the resulting building. Section 3.10 of the Supplementary Planning Guidance regarding extensions to rural dwellings also states extensions to existing dwellings between 650 and 750 cubic metres will normally be subject to a maximum size of dwelling of 975 cubic metres. The proposal would be approximately 1055m². The proposed design is not considered to respect or enhance the appearance of the existing building and as stated above adds an incongruous feature.

6.1.5 For all the reasons listed above, the proposal is not considered to comply with policies DES1 c) and H6 of the Adopted Local Development Plan.

6.2 Impact on Residential Amenity

6.2.1 There are no other dwellings close to the proposed development that could be adversely affected. The nearest property to the dwelling, Roseville, is around 12m north of the site and is not considered to be unduly impacted by the development as the extension is proposed to be on the southern side of Min Honddu. The development will be visible from the road, but it is not anticipated to cause an unacceptable loss of privacy or living conditions to any neighbouring dwellings. Therefore, it is considered to adhere to policies DES1 and EP1 of the adopted LDP.

6.3 Flooding

6.3.1 NRW's Flood Map for Planning indicates the site to be within the Flood Zone 3 (Rivers). Min Honddu has been significantly flooded by the River Honddu at least four times since 2019 (events in October 2019, February 2020, November 2024 and November 2025). However, as this is a householder extension, there are no objections to its development with regards to flooding. As per TAN15: Applications for extensions and householder development section 15.6 states, 'there will be no requirement to justify the location of householder development but if such minor works are likely to have an adverse effect the full consequences of the development will need to be appraised. The planning authority should inform the developer or applicant in such circumstances to provide a Flood Consequences Assessment. The Lead Local Flood Authority will be consulted as a part of this application; it will be at their discretion if they request further information.' In this instance, the LLFA have no objections to the proposals nor have they requested an FCA be undertaken.

6.4 Landscape

6.4.1 Our Landscape and GI officer was consulted with, and they commented as follows:

'Whilst the site is located outside the designated boundary of the Bannau Brycheiniog National Park, it falls within its wider setting and should therefore be developed in a manner that conserves and enhances local landscape character, in accordance with Policy LC5: Protection and Enhancement of Landscape Character.

The surrounding built context is characterised by traditional stone and rendered dwellings. In this context, the proposed extension, by virtue of its scale, form and external appearance, appears more akin to an agricultural building than a domestic extension. It is considered that the proposal would introduce an incongruous feature into the streetscape and would result in a harmful change to the character and appearance of the local built environment.

In relation to Policy DES1: General Design Considerations, the scale and design of the extension are not considered to respond positively to the prevailing form, proportions and character of neighbouring properties. Furthermore, the proposed materials and detailing fail to demonstrate how the development would contribute positively to local distinctiveness or reflect the texture, colour, pattern and craftsmanship that characterise the surrounding built environment.'

6.4.2 Officers agree with this view. Moreover, Section 2.10 of the H6 SPG states that "Proposals that would adversely affect landscape character will not be permitted." The proposed extension occupies a sensitive location within the wider setting of the Bannau Brycheiniog National Park. It is considered that the scale, form and appearance of the development would not adequately respect the character of the surrounding built environment and would result in adverse impacts on local landscape character. On this basis, the design of the extension is considered to have a harmful impact on the surrounding countryside and would be at odds with the rural surroundings, especially in such a prominent location and would cause significant visual intrusion, creating an adverse change in the character of the natural landscape contrary to LDP policies LC5 and LC3.

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 property's curtilage is mainly laid to lawn and patio. There are no established hedgerows and trees on the site. The full extent of construction is due to take place on existing hardstanding. No landscaped areas are to be disturbed. Therefore, the proposal is considered to meet criterion a) of the stepwise approach, which is to avoid any harm that may occur as a result of development. The Biodiversity Officer has confirmed that 'the extension would be constructed over a garden which from a review of images and satellite imagery appears to be mostly hard standing with a small lawned area possibly affected. These are habitats of negligible ecological importance.'

6.6 Biodiversity

6.6.1 As per the Biodiversity officer's comments (which can be viewed in full on the case file), ' a Bat Survey report has been produced by Ecological Services Limited detailing a Preliminary Roost Assessment of the property in April 2026 and two subsequent dusk emergence bat surveys in May and June 2026 No bats were recorded emerging from the buildings during the two surveys. The report references a historic Natterer's bat maternity roost dating to 1996 within the property. As no

bats were recorded emerging from the building during surveys in 2026 and works are limited to the southwest elevation, impacts to roosting bats from the current proposals are considered unlikely and potential (or historically used) roosting features across the rest of the property would be retained'.

5.6.2 As the site is located within an area comprising high quality habitat for bats, the Biodiversity Officer recommended a condition limiting external lighting.

5.6.3 A number of active house martin nests were noted at the eaves across the building during the Preliminary Roost Assessment and construction of the two-storey extension has potential to damage nests if undertaken during the nesting season. Following the completion of works, eaves across the remaining elevations would remain accessible to nesting house martins for future use. All birds are protected by the Wildlife and Countryside Act 1981 (as amended). The protection also covers their nests and eggs. Construction therefore should be timed to avoid the main nesting bird season (March to August inclusive). If works cannot be timed to avoid the nesting period, a suitably experienced ecologist must check for nests immediately prior to works. A condition has been recommended by the Biodiversity Officer accordingly.

6.6.2 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 overall, there is a net benefit for biodiversity and ecosystem resilience, resulting in enhanced wellbeing.

6.6.3 The applicant has provided biodiversity enhancements in the form of a bat box and a swift box. These enhancements are considered to comply with Chapter 6 of PPW 12 and respond to the Section 6 Duty of the Environment (Wales) Act 2016.

6.6.4 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.

6.6.5 Under the Habitats Regulations, where a plan or project is likely to have a significant effect on a European site, either alone or in combination with other plans or projects, and where it is not directly connected with or necessary to the management of the site, the competent authority must carry out an appropriate assessment of the implication of the plan or project in view of the site's conservation objectives. Natural Resources Wales has set new nutrient standards for the river SACs in Wales. Any proposed development within the SAC catchments that might increase the amount of nutrient within the catchment could lead to additional damaging effects to the SAC features and therefore such proposals must be screened through a HRA to determine whether they are likely to have a significant effect on the SAC condition.

This application has been screened in accordance with Natural Resources Wales' advice for planning applications within the river Special Areas of Conservation (SACs) catchments (v4 issued 28th June 2024). It is considered that this development is unlikely to increase nutrient inputs.

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

6.7.1 It is also noted that seven comments have been received from 39 separate households in support of the application. These comments have been carefully considered as part of the planning application, but they are not considered to overcome the visual harm that has been identified in section 6.1 of the officer report. The applicant's personal circumstances have been considered. Personal circumstances are capable of being material planning considerations; however, planning decisions should be based on land use planning considerations and the development plan. In this case, it is not considered that the personal circumstances advanced are of such weight as to outweigh the identified conflict with planning policy and other planning harms.

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

6.8.1 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.

6.9 Conclusion

6.9.1 On the basis of the above, the development proposed would be detrimental to the character and appearance of the existing dwelling and the surrounding high value, rural environment and is considered to be unacceptable. The proposal does not comply with criterion c) of Policy DES1 or policies H6 and LC5 of Monmouthshire County Council's Local Development Plan and is recommended for refusal on these grounds.

7.0 RECOMMENDATION: REFUSE

Reasons for Refusal:

1 The proposed development, by virtue of its mass, stark design and prominent location, would cause detrimental harm to the character and appearance of the existing dwelling and the surrounding rural environment. The proposal would fail to respect the existing character of the surrounding rural landscape by creating an incongruous design feature and therefore is contrary to criterion c) of Policy DES1, as well as policies H6 and LC5 of the adopted Monmouthshire Local Development Plan.

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