

Public Document Pack



Neuadd y Cyngor
Y Rhadyr
Brynbuga
NP15 1GA

Dydd Llun, 2 Chwefror 2026

Hysbysiad o gyfarfod Pwyllgor Cynllunio

Dydd Mawrth, 10fed Chwefror, 2026, 2.00 pm,
Neuadd Y Sir, Y Rhadyr, Brynbuga, NP15 1GA

AGENDA

Eitem Ddim	Eitem	Tudallennau
1.	Ymddiheuriadau am absenoldeb.	
2.	Datganiadau o Fuddiant.	
3.	Cadarnhau cofnodion y cyfarfod blaenorol.	1 - 4
4.	I ystyried yr adroddiadau Cais Cynllunio canlynol gan y Prif Swyddog, Lle (copïau ynghlwm):	
4.1.	Cais DM/2025/00707 - Cynllunio amlinellol ar gyfer un annedd. 1 Woodland View, Rhosied, Sir Fynwy, NP26 3SY.	5 - 12
4.2.	Cais DM/2025/00783 - Newid defnydd o ardaloedd mewnol penodol y gwesty presennol (Dosbarth Defnydd C1) i Dy Amlfeddiannaeth (Sui Generis) sy'n cynnwys 9 ystafell wely i'w meddiannu gan hyd at 15 o bobl, gan gynnwys mân newidiadau mewnol. Ni chynigir unrhyw newidiadau na gwaith i'r tu allan i'r adeilad. Greenman Backpackers, 13 Beaufort Square, Cas-gwent, NP16 5EP.	13 - 22
5.	ER GWYBODAETH - Yr Arolygiaeth Gynllunio - Penderfyniadau o ran Apeliadau a Dderbyniwyd.	
5.1.	1 Bersondy, Llanarth NP15 2AY.	23 - 26
5.2.	Forge Cottage, Yr Hendre, Sir Fynwy, NP25 5HG.	27 - 30
5.3.	Little Bank, 8 Stryd Porthycarne, Brynbuga, NP15 1RY.	31 - 36
5.4.	Little Bank, 8 Stryd Porthycarne, Brynbuga, NP15 1RY (penderfyniadau costau).	37 - 40

Paul Matthews
Prif Weithredwr

CYNGOR SIR FYNWY

MAE CYFANSODDIAD Y PWYLLGOR FEL SY'N DILYN:

Cynghorwyr Sir:

Jill Bond
Fay Bromfield
Rachel Buckler
Emma Bryn
Jan Butler
John Crook
Tony Easson
Steven Garratt
Meirion Howells
Su McConnel
Jayne McKenna
Phil Murphy
Maureen Powell
Sue Riley
Dale Rooke
Ann Webb

Gwybodaeth Gyhoeddus

Gofynnir i chi nodi y bydd Cyngor Sir Fynwy yn ffilmio'r cyfarfod hwn ac y bydd ar gael i'w weld ar-lein ar ffurf fyw ac archif. Mae'n bosibl y gellid ffilmio ardaloedd lle mae'r cyhoedd yn eistedd a drwy fynd i mewn i'r Siambr rydych yn cydsynio i gael eich ffilmio a defnydd posibl y delweddau hynny a recordiad sain ar gyfer dibenion gwe-ddarlledu. Os ydych yn gwneud sylw i'r cyfarfod bernir eich bod wedi cydsynio i gael eich ffilmio.

Caiff recordiadau o'r cyfarfod eu cadw yn unol â pholisi'r Cyngor ar gadw data. Dim ond os yw'r Swyddog Monitro yn ystyried bod angen hynny oherwydd bod y cyfan neu ran o gynnwys y gwe-ddarllediad yn neu'n debygol o fod yn groes i unrhyw ddarpariaeth statudol neu athrawiaeth cyfraith gyffredin, er enghraifft deddfwriaeth Diogelu Data a Hawliau Dynol neu ddarpariaethau yn ymwneud â gwybodaeth gyfrinachol neu eithriedig, y caiff gwe-ddarllediadau neu rannau o we-ddarllediadau a archifwyd eu tynnu o wefan y Cyngor.

Bydd rhaid i unrhyw person sydd eisiau siarad yn Y Pwyllgor Cynllunio cofrestru gyda Gwasanaethau Democrataidd erbyn hanner dydd ar diwrnod cyn y cyfarfod. Mae manylion ynglŷn a siarad yn cyhoeddus ar gael tu fewn i'r agenda neu yma [Protocol ar gyfraniadau gan y cyhoedd mewn Pwyllgorau Cynllunio](#)

Mynediad i gopiâu papur o agendâu ac adroddiadau

Gellir darparu copi o'r agenda hwn ac adroddiadau perthnasol i aelodau'r cyhoedd sy'n mynychu cyfarfod drwy ofyn am gopi gan Gwasanaethau Democrataidd ar 01633 644219. Dylid nodi fod yn rhaid i ni dderbyn 24 awr o hysbysiad cyn y cyfarfod er mwyn darparu copi caled o'r agenda hwn i chi.

Edrych ar y cyfarfod ar-lein

Gellir gweld y cyfarfod ar-lein yn fyw neu'n dilyn y cyfarfod drwy fynd i www.monmouthshire.gov.uk neu drwy ymweld â'n tudalen Youtube drwy chwilio am MonmouthshireCC. Drwy fynd i mewn i'r ystafell gyfarfod, fel aelod o'r cyhoedd neu i

gymryd rhan yn y cyfarfod, rydych yn caniatáu i gael eich ffilmio ac i ddefnydd posibl y delweddau a'r recordiadau sain hynny gan y Cyngor.

Y Gymraeg

Mae'r Cyngor yn croesawu cyfraniadau gan aelodau'r cyhoedd drwy gyfrwng y Gymraeg neu'r Saesneg. Gofynnwn gyda dyledus barch i chi roi 5 diwrnod o hysbysiad cyn y cyfarfod os dymunwch siarad yn Gymraeg fel y gallwn ddarparu ar gyfer eich anghenion.

Nodau a Gwerthoedd Cyngor Sir Fynwy

Ein Pwrpas

- i ddod yn sir ddi-garbon, gan gefnogi lles, iechyd ac urddas i bawb ar bob cam o'u bywydau.

Amcanion rydym yn gweithio tuag atynt

- Lle teg i fyw lle mae effeithiau anghydraddoldeb a thlodi wedi'u lleihau;
- Lle gwyrdd i fyw a gweithio gyda llai o allyriadau carbon a gwneud cyfraniad cadarnhaol at fynd i'r afael â'r argyfwng yn yr hinsawdd a natur;
- Lle ffyniannus ac uchelgeisiol, lle mae canol trefi bywiog a lle gall busnesau dyfu a datblygu;
- Lle diogel i fyw lle mae gan bobl gartref maen nhw'n teimlo'n ddiogel ynddo;
- Lle cysylltiedig lle mae pobl yn teimlo'n rhan o gymuned ac yn cael eu gwerthfawrogi;
- Lle dysgu lle mae pawb yn cael cyfle i gyrraedd eu potensial.

Ein gwerthoedd

- **Bod yn agored:** anelwn fod yn agored ac onest i ddatblygu perthnasoedd ymddiriedus
- **Tegwch:** anelwn ddarparu dewis teg, cyfleoedd a phrofiadau a dod yn sefydliad a adeiladwyd ar barch un at y llall.
- **Hyblygrwydd:** anelwn fod yn hyblyg yn ein syniadau a'n gweithredoedd i ddod yn sefydliad effeithlon ac effeithiol.
- **Gwaith tîm:** anelwn gydweithio i rannu ein llwyddiannau a'n methiannau drwy adeiladu ar ein cryfderau a chefnogi ein gilydd i gyflawni ein nodau.
- **Caredigrwydd** – Byddwn yn dangos caredigrwydd i bawb yr ydym yn gweithio gyda nhw, gan roi pwysigrwydd perthnasoedd a'r cysylltiadau sydd gennym â'n gilydd wrth wraidd pob rhyngweithio.

Diben

Diben yr adroddiadau a atodir a'r cyflwyniad cysylltiedig gan swyddogion i'r Pwyllgor yw galluogi'r Pwyllgor Cynllunio i wneud penderfyniad ar bob cais yn y rhestr a atodir, ar ôl pwysu a mesur y gwahanol ystyriaethau cynllunio perthnasol.

Dirprwywyd pwerau i'r Pwyllgor Cynllunio wneud penderfyniadau ar geisiadau cynllunio. Mae'r adroddiadau a gynhwysir yn yr atodlen yma'n asesu'r datblygiad arfaethedig yn erbyn polisi cynllunio perthnasol ac ystyriaethau cynllunio eraill perthnasol, a rhoi ystyriaeth i'r holl ymatebion ymgynghori a dderbyniwyd. Daw pob adroddiad i ben gydag argymhelliad swyddog i'r Pwyllgor Cynllunio ar p'un ai yw swyddogion yn ystyried y dylid rhoi caniatâd cynllunio (gydag awgrym am amodau cynllunio lle'n briodol) neu ei wrthod (gydag awgrymiadau am resymau dros wrthod).

Dan Adran 38(6) Deddf Cynllunio a Phrynu Gorfodol 2004, mae'n rhaid i bob cais cynllunio gael eu penderfynu yn unol â Chynllun Datblygu Lleol Sir Fynwy 2011-2021 (a fabwysiadwyd yn Chwefror 2014), os nad yw ystyriaethau cynllunio perthnasol yn awgrymu fel arall.

Disgwylir i'r holl benderfyniadau a wneir fod o fudd i'r Sir a'n cymunedau drwy ganiatáu datblygu ansawdd da yn y lleoliadau cywir, ac ymwrthod â datblygiad amhriodol, ansawdd gwael neu yn y lleoliad anghywir. Mae cysylltiad uniongyrchol i amcan y Cyngor o adeiladu cymunedau cryf a chynaliadwy.

Gwneud penderfyniadau

Gellir cytuno ar geisiadau yn rhwym ar amodau cynllunio. Mae'n rhaid i amodau gyflawni'r holl feini prawf dilynol:

- Angenrheidiol i wneud y datblygiad arfaethedig yn dderbyniol;
- Perthnasol i ddeddfwriaeth cynllunio (h.y. ystyriaeth cynllunio);
- Perthnasol i'r datblygiad arfaethedig dan sylw;
- Manwl;
- Gorfodadwy; a
- Rhesymol ym mhob cyswllt arall.

Gellir cytuno i geisiadau yn amodol ar gyntdeb cyfreithiol dan Adran 106 Deddf Cynllunio Tref a Gwlad 1990 (fel y'i diwygiwyd). Mae hyn yn sicrhau goblygiadau cynllunio i wrthbwysu effeithiau'r datblygiad arfaethedig. Fodd bynnag, mae'n rhaid i'r goblygiadau cynllunio hyn gyflawni'r holl feini prawf dilynol er mwyn iddynt fod yn gyfreithlon:

- Angenrheidiol i wneud y datblygiad yn dderbyniol mewn termau cynllunio;
- Uniongyrchol gysylltiedig â'r datblygiad; ac
- Wedi cysylltu'n deg ac yn rhesymol mewn maint a math i'r datblygiad.

Mae gan yr ymgeisydd hawl apelio statudol yn erbyn gwrthod caniatâd yn y rhan fwyaf o achosion, neu yn erbyn gosod amodau cynllunio, neu yn erbyn methiant y Cyngor i benderfynu ar gais o fewn y cyfnod statudol. Nid oes unrhyw hawl apelio trydydd parti yn erbyn penderfyniad.

Gall y Pwyllgor Cynllunio wneud argymhellion sy'n groes i argymhelliad y swyddog. Fodd bynnag, mae'n rhaid rhoi rhesymau am benderfyniadau o'r fath ac mae'n rhaid i'r penderfyniad fod yn seiliedig ar y Cynllun Datblygu Lleol (LDP) a/neu ystyriaethau cynllunio perthnasol. Pe byddai penderfyniad o'r fath yn cael ei herio mewn apêl, bydd yn ofynnol i Aelodau Pwyllgor amddiffyn eu penderfyniad drwy'r broses apêl.

Prif gyd-destun polisi

Mae'r LDP yn cynnwys y prif bolisiâu datblygu a dylunio. Yn hytrach nag ail-adrodd y rhain ar gyfer pob cais, caiff y geiriad llawn ei osod islaw er cymorth Aelodau.

Polisi EP1 - Gwarchod Amwynderau a'r Amgylchedd

Dylai datblygiad, yn cynnwys cynigion ar gyfer adeiladau newydd, estyniadau i adeiladau presennol a hysbysebion roi ystyriaeth i breifatrwydd, amwynder ac iechyd defnyddwyr adeiladau cyfagos. Ni chaniateir cynigion datblygu a fyddai'n achosi neu'n arwain at risg/niwed annerbyniol i amwynder lleol, iechyd, cymeriad/ansawdd cefn gwlad neu fuddiannau cadwraeth natur, tirlun neu bwysigrwydd treftadaeth adeiledig oherwydd y dilynol, os na fedrir dangos y gellir cymryd mesurau i oresgyn unrhyw risg sylweddol:

- Llygredd aer;
- Llygredd golau neu sŵn;
- Llygredd dŵr;
- Halogiad;
- Ansefydlogrwydd tir; neu
- Unrhyw risg a ddyndwyd i iechyd neu ddiogelwch y cyhoedd.

Polisi DES1 – Ystyriaethau Dylunio Cyffredinol

Dylai pob datblygiad fod o ddyluniad cynaliadwy ansawdd uchel a pharchu cymeriad lleol a nodweddion neilltuol amgylchedd adeiledig, hanesyddol a naturiol Sir Fynwy. Bydd yn ofynnol i gynigion datblygu:

- a) Sicrhau amgylchedd diogel, dymunol a chyfleus sy'n hygyrch i bob aelod o'r gymuned, yn cefnogi egwyddorion diogelwch y gymuned ac yn annog cerdded a seiclo;
- b) Cyfrannu tuag at naws o le wrth sicrhau fod maint y datblygiad a'i ddwyyster yn gydnaws gyda defnyddiau presennol;
- c) Parchu ffurf, maint, lleoliad, casglu, deunyddiau a gweddwlun ei osodiad ac unrhyw adeiladau cyfagos o ansawdd;
- d) Cynnal lefelau rhesymol o breifatrwydd ac amwynder defnyddwyr adeiladau cyfagos, lle'n berthnasol;
- e) Parchu'r golygfeydd adeiledig a naturiol lle maent yn cynnwys nodweddion hanesyddol a/neu amgylchedd adeiledig neu dirlun deniadol neu neilltuol;
- f) Defnyddio technegau adeiladu, addurniad, arddulliau a golau i wella ymddangosiad y cynnig gan roi ystyriaeth i wead, lliw, patrwm, cadernid a saerniaeth mewn defnyddio deunyddiau;
- g) Ymgorffori a, lle'n bosibl, wella nodweddion presennol sydd o werth hanesyddol, gweledol neu gadwraeth natur a defnyddio'r traddodiad brodorol lle'n briodol;
- h) Cynnwys cynigion tirlun ar gyfer adeiladau newydd a defnyddiau tir fel eu bod yn integreiddio i'w hamgylchiadau, gan roi ystyriaeth i ymddangosiad y tirlun presennol a'i gymeriad cynhenid, fel y'i diffinnir drwy broses LANDMAP. Dylai tirlunio roi ystyriaeth i, a lle'n briodol gadw, coed a gwrychoedd presennol;
- i) Gwneud y defnydd mwyaf effeithiol o dir sy'n gydnaws gyda'r meini prawf uchod, yn cynnwys y dylai isafswm dwysedd net datblygiad preswyl fod yn 30 annedd fesul hectar, yn amodol ar faen prawf l) islaw;
- j) Sicrhau dyluniad sy'n ymateb i'r hinsawdd ac effeithiol o ran adnoddau. Dylid rhoi ystyriaeth i leoliad, cyfeiriadu, dwysedd, gweddwlun, ffurf adeiledig a thirlunio ac i effeithiolrwydd ynni a defnyddio ynni adnewyddadwy, yn cynnwys deunyddiau a thechnoleg;
- k) Meithrin dylunio cynhwysol;
- l) Sicrhau y caiff ardaloedd preswyl presennol a nodweddir gan safonau uchel o breifatrwydd ac ehangder eu gwarchod rhag gor-ddatblygu a mewnlenni ansensitif neu amhriodol.

Cyfeirir at bolisiau perthnasol allweddol eraill yr LDP yn adroddiad y swyddog.

Canllawiau Cynllunio Atodol (SPG):

Gall y Canllawiau Cynllunio Atodol dilynol hefyd fod yn berthnasol i wneud penderfyniadau fel ystyriaeth cynllunio perthnasol:

- Seilwaith Gwyrdd (mabwysiadwyd Ebrill 2015)
- Canllawiau Dylunio Trosi Adeiladau Amaethyddol (mabwysiadwyd Ebrill 2015)
- Polisi H4(g) LDP Trosi/Adfer Adeiladau yng Nghefn Gwlad i Ddefnydd Preswyl - Asesu Ail-dddefnydd ar gyfer Dibenion Busnes (mabwysiadwyd Ebrill 2015)
- Polisiâu H5 a H6 LDP Anheddau yn Lle ac Ymestyn Anheddau Gwledig yng Nghefn Gwlad (mabwysiadwyd Ebrill 2015)

- Arfarniad Ardal Cadwraeth Trellech (Ebrill 2012)
- Garejys Domestig (mabwysiadwyd Ionawr 2013)
- Safonau Parcio Sir Fynwy (mabwysiadwyd Ionawr 2013)
- Ymagwedd at Oblygiadau Cynllunio (Mawrth 2013)
- Drafft Tai Fforddiadwy (Gorffennaf 2015)
- Drafft Ynni Adnewyddadwy ac Effeithiolrwydd Ynni (Rhagfyr 2014)
- Drafft Nodyn Cyngor Cynllunio ar Asesu Tirlun Datblygu ac Effaith Gweledol Tyrbinau Gwynt
- Drafft Prif Wynebaw Siopau (Mehffin 2015)

Polisi Cynllunio Cyhoeddus

Gall y polisi cynllunio cenedlaethol dilynol hefyd fod yn berthnasol i wneud penderfyniadau fel ystyriaeth cynllunio berthnasol:

- Polisi Cynllunio Cymru (PPW) 12
- Nodiadau Cyngor Technegol (TAN) PPW:
- TAN 1: Cydastudiaethau Argaeledd Tir Tai (2014)
- TAN 2: Cynllunio a Thai Fforddiadwy (2006)
- TAN 3: Symleiddio Parthau Cynllunio (1996)
- TAN 4: Datblygiadau manwerthu a masnachol (Tachwedd 2016)
- TAN 5: Cadwraeth Natur a Chynllunio (2009)
- TAN 6: Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010)
- TAN 7: Rheoli Hysbysebion Awyr Agored (1996)
- TAN 8: Ynni Adnewyddadwy (2005)
- TAN 9: Gorfodaeth Rheoli Adeiladu (1997)
- TAN 10: Gorchmynion Cadwraeth Coed (1997)
- TAN 11: Sŵn (1997)
- TAN 12: Dylunio (2014)
- TAN 13: Twristiaeth (1997)
- TAN14: Cynllunio arfordirol (2021)
- TAN 15: Datblygu, llyfogydd ac erdu arfordirol (Mawrth 2025)
- TAN 16: Chwaraeon, Hamdden a Gofodau Agored (2009)
- TAN 18: Trafnidiaeth (2007)
- TAN 20: Yr iaith Gymraeg (2017)
- TAN 21: Gwastraff (2014)
- TAN 23: Datblygu Economaidd (2014)
- TAN 24: Yr Amgylchedd Hanesyddol (2017)
- Nodyn Cyngor Technegol Mwynol (MTAN) Cymru 1: Agregau (30 Mawrth 2004)
- Nodyn Cyngor Technegol Mwynol (MTAN) Cymru 2: Glo (20 Ionawr 2009)
- Cylchlythyr Llywodraeth Cymru 016/2014 ar amodau cynllunio

Materion eraill

Gall y ddeddfwriaeth ddilynol arall fod yn berthnasol wrth wneud penderfyniadau

Deddf Cynllunio (Cymru) 2016

Daeth Adranau 11 a 31 y Ddeddf Cynllunio i rym yn Ionawr 2016 yn golygu fod y Gymraeg yn ystyriaeth cynllunio berthnasol. Mae Adran 11 yn ei gwneud yn ofynnol i'r gwerthusiad cynaliadwyedd, a gymerir wrth baratoi LDP, gynnwys asesiad o effeithiau tebygol y cynllun ar ddefnydd y Gymraeg yn y gymuned. Lle mae cynllun integredig sengl yr awdurdod wedi dynodi bod y Gymraeg yn flaenoriaeth, dylai'r asesiad fedru dangos y cysylltiad rhwng yr ystyriaeth ar gyfer y Gymraeg a'r prif arfarniad cynaliadwyedd ar gyfer yr LDP, fel y'i nodir yn TAN 20.

Mae Adran 31 y Ddeddf Cynllunio yn egluro y gall awdurdodau cynllunio gynnwys ystyriaethau yn ymwneud â'r defnydd o'r Gymraeg wrth wneud penderfyniadau ar geisiadau am ganiatâd cynllunio, cyn belled ag mae'n berthnasol i'r Gymraeg. Nid yw'r darpariaethau yn rhoi unrhyw bwysiad ychwanegol i'r Gymraeg o gymharu ag ystyriaethau perthnasol eraill. Mater i'r awdurdod cynllunio lleol yn llwyr yw p'un ai yw'r Gymraeg yn ystyriaeth berthnasol mewn unrhyw gais cynllunio, a

dylai'r penderfyniad p'un ai i roi ystyriaeth i faterion y Gymraeg gael ei seilio ar yr ystyriaeth a roddwyd i'r Gymraeg fel rhan o broses paratoi'r LDP.

Cynhaliwyd gwerthusiad cynaliadwyedd ar Gynllun Datblygu Lleol (LDP) Sir Fynwy a fabwysiadwyd yn 2014, gan roi ystyriaeth i'r ystod lawn o ystyriaethau cymdeithasol, amgylcheddol ac economaidd, yn cynnwys y Gymraeg. Cyfran cymharol fach o boblogaeth Sir Fynwy sy'n siarad, darllen neu ysgrifennu Cymraeg o gymharu gydag awdurdodau lleol eraill yng Nghymru ac ni ystyriwyd fod angen i'r LDP gynnwys polisi penodol ar y Gymraeg. Roedd casgliad yr asesiad am effeithiau tebygol y cynllun ar y defnydd o'r Gymraeg yn y gymuned yn fach iawn.

Rheoliadau Asesiad Effaith ar yr Amgylchedd 1999

Mae Rheoliadau Cynllunio Tref a Gwlad (Asesiad Effaith ar yr Amgylchedd) (Lloegr a Chymru) 1999 fel y'i diwygiwyd gan Reoliadau Cynllunio Tref a Gwlad (Asesiad Effaith ar yr Amgylchedd) (Diwygiad) 2008 yn berthnasol i'r argymhellion a wnaed. Bydd y swyddog yn tynnu sylw at hynny pan gyflwynwyd Datganiad Amgylcheddol gyda chais.

Rheoliadau Cadwraeth Rhywogaethau a Chynefinoedd 2017

Lle aseswyd bod safe cais yn safle bridio neu glwydo ar gyfer rhywogaethau Ewropeaidd a warchodir, bydd angen fel arfer i'r datblygydd wneud cais am "randdirymiad" (trwydded datblygu) gan Cyfoeth Naturiol Cymrau. Mae pob rhywogaeth o ystlumod, pathwod a madfallod cribog mawr yn enghreifftiau o'r rhywogaethau gwarchodedig hyn. Wrth ystyried ceisiadau cynllunio mae'n ofynnol i Gyngor Sir Fynwy fel awdurdod cynllunio lleol roi ystyriaeth i Reoliadau Cadwraeth Rhywogaethau a Chynefinoedd 20120 (y Rheoliadau Cynefinoedd) ac i'r ffaith mai dim ond lle cyflawnir tri phrawf a nodir yn Erthygl 16 y Gyfarwyddeb Cynefinoedd y caniateir rhanddirymiadau. Caiff y tri phrawf eu nodi islaw.

(i) Mae'r rhanddirymiad er budd iechyd a diogelwch y cyhoedd, neu am resymau hanfodol eraill o ddiddordeb pennaf i'r cyhoedd, yn cynnwys rhai o natur economaidd a chanlyniadau buddiol o bwysigrwydd sylfaenol i'r amgylchedd.

(ii) Nad oes dewis arall boddhaol.

(iii) Nad yw'r rhanddirymiad yn niweidiol i gynnal y boblogaeth o'r rhywogaeth dan sylw drwy statws cadwraeth ffafriol yn eu hardal naturiol.

Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015

Nod y Ddeddf yw gwella llesiant cymdeithasol, economaidd, amgylcheddol a diwylliannol Cymru. Mae'r Ddeddf yn gosod nifer o amcanion llesiant

- **Cymru lewyrchus;** defnydd effeithiol o adnoddau, pobl fedrus ac addysgedig, cynhyrchu cyfoeth, darparu swyddi;
- **Cymru gref;** cynnal a chyfoethogi bioamrywiaeth ac ecosystemau sy'n cefnogi hynny ac a all addasu i newid (e.e. newid yn yr hinsawdd);
- **Cymru iachach;** cynyddu llesiant corfforol a meddyliol pobl i'r eithaf a deall effeithiau iechyd;
- **Cymru o gymunedau cydlynol:** cymunedau yn ddeniadol, hyfyw, diogel a gyda chysylltiadau da.
- **Cymru sy'n gyfrifol yn fyd-eang:** rhoi ystyriaeth i effaith ar lesiant byd-eang wrth ystyried llesiant cymdeithasol, economaidd ac amgylcheddol lleol;
- **Cymru gyda diwylliant egniïol a'r iaith Gymraeg yn ffynnu:** caiff diwylliant, treftadaeth a'r Gymraeg eu hyrwyddo a'u diogelu. Caiff pobl eu hannog i gymryd rhan mewn chwaraeon, celf a hamdden;
- **Cymru fwy cyfartal:** gall pobl gyflawni eu potensial beth bynnag yw eu cefndir neu amgylchiadau.

Caiff nifer o egwyddorion datblygu cynaliadwy hefyd eu hamlinellu:

- **Hirdymor:** cydbwyso angen tymor byr gyda'r hirdymor a chynllunio ar gyfer y dyfodol;
- **Cydweithio:** cydweithio gyda phartneriaid eraill i gyflawni amcanion;
- **Ymggyfraniad:** cynnwys y rhai sydd â diddordeb a gofyn am eu barn;
- **Atal:** rhoi adnoddau i ateb problemau rhag digwydd neu waethygu;
- **Integreiddio:** cael effaith gadarnhaol ar bobl, yr economi a'r amgylchedd a cheisio bod o fudd i bob un o'r tri.

Mae'r gwaith a wneir gan awdurdod cynllunio lleol yn cysylltu'n uniongyrchol â hyrwyddo a sicrhau datblygu cynaliadwy ac yn anelu i sicrhau cydbwysedd rhwng y tri maes: amgylchedd, economi a chymdeithas.

Trefn Troseddu ac Anrhefn 1998

Mae Adran 17(1) Deddf Troseddu ac Anrhefn 1998 yn gosod dyletswydd ar awdurdod lleol i weithredu ei wahanol swyddogaethau gan roi ystyriaeth ddyledus i effaith debygol gweithredu'r swyddogaethau hynny ar, a'r angen i wneud popeth y gall ei wneud yn rhesymol i atal troseddu ac anrhefn yn ei ardal. Gall troseddu ac ofn troseddu fod yn ystyriaeth cynllunio berthnasol. Tynnir sylw at y pwnc hwn yn adroddiad y swyddog lle mae'n ffurfio ystyriaeth sylweddol ar gyfer cynnig.

Deddf Cydraddoldeb 2010

Mae Deddf Cydraddoldeb 2010 yn cynnwys dyletswydd cydraddoldeb sector cyhoeddus i integreiddio ystyriaeth cydraddoldeb a chysylltiadau da ym musnes rheolaidd awdurdodau cyhoeddus. Mae'r Ddeddf yn dynodi nifer o 'nodweddion gwarchoddedig': oedran, anabledd, aillbennu rhywedd; priodas a phartneriaeth sifil; hil; crefydd neu gredo; rhyw; a chyfeiriadedd rhywiol. Bwriedir i gydymffurfiaeth arwain at benderfyniadau a wnaed ar sail gwybodaeth well a datblygu polisi a gwasanaethau sy'n fwy effeithlon ar gyfer defnyddwyr. Wrth weithredu ei swyddogaethau, mae'n rhaid i'r Cyngor roi ystyriaeth ddyledus i'r angen i: ddileu gwahaniaethu anghyfreithlon, aflonyddu, erledigaeth ac ymddygiad arall a gaiff ei wahardd gan y Ddeddf; hybu cyfle cyfartal rhwng pobl sy'n rhannu nodwedd warchoddedig a'r rhai nad ydynt; a meithrin cysylltiadau da rhwng pobl sy'n rhannu nodwedd warchoddedig a'r rhai nad ydynt. Mae rhoi ystyriaeth ddyledus i hyrwyddo cydraddoldeb yn cynnwys: dileu neu leihau anfanteision a ddioddefir gan bobl oherwydd eu nodweddion gwarchoddedig; cymryd camau i ddiwallu anghenion o grwpiau gwarchoddedig lle mae'r rhain yn wahanol i anghenion pobl eraill; ac annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus neu mewn gweithgareddau eraill lle mae eu cyfranogiad yn anghymesur o isel.

Mesur Plant a Theuluoedd (Cymru)

Mae ymgynghoriad ar geisiadau cynllunio yn agored i'n holl ddinasyddion faint bynnag eu hoed; ni chynhelir unrhyw ymgynghoriad wedi'i dargedu a anelwyd yn benodol at blant a phobl ifanc. Yn dibynnu ar faint y datblygiad arfaethedig, rhoddir cyhoeddusrwydd i geisiadau drwy lythyrau i feddianwyr cyfagos, hysbysiadau safle, hysbysiadau yn y wasg a/neu gyfryngau cymdeithasol. Nid yw'n rhaid i bobl sy'n ymateb i ymgynghoriadau roi eu hoedran nac unrhyw ddata personol arall, ac felly ni chaiff y data yma ei gadw na'i gofnodi mewn unrhyw ffordd, ac ni chaiff ymatebion eu gwahanu yn ôl oedran.

Protocol ar gyfraniadau gan y cyhoedd mewn Pwyllgorau Cynllunio

Dim ond yn llwyr yn unol â'r protocol hwn y caniateir cyfraniadau gan y cyhoedd mewn Pwyllgorau Cynllunio. Ni allwch fynnu siarad mewn Pwyllgor fel hawl. Mae'r gwahoddiad i siarad a'r ffordd y cynhelir y cyfarfod ar ddisgresiwn Cadeirydd y Pwyllgor Cynllunio ac yn amodol ar y pwyntiau a nodir islaw.

Pwy all siarad

Cynghorau Cymuned a Thref

Gall cynghorau cymuned a thref annerch y Pwyllgor Cynllunio. Dim ond aelodau etholedig cynghorau cymuned a thref gaiff siarad. Disgwylir i gynrychiolwyr gydymffurfio â'r egwyddorion dilynol: -

(i) Cydymffurfio â Chod Cenedlaethol Ymddygiad Llywodraeth Leol. (ii) Peidio cyflwyno gwybodaeth nad yw'n:

- gyson gyda sylwadau ysgrifenedig eu cyngor, neu
 - yn rhan o gais, neu
 - wedi ei gynnwys yn yr adroddiad neu ffeil cynllunio.

Aelodau'r Cyhoedd

Cyfyngir siarad i un aelod o'r cyhoedd yn gwrthwynebu datblygiad ac un aelod o'r cyhoedd yn cefnogi datblygiad. Lle mae mwy nag un person yn gwrthwynebu neu'n cefnogi, dylai'r unigolion neu grwpiau gydweithio i sefydlu llefarydd. Gall Cadeirydd y Pwyllgor weithredu disgresiwn i ganiatáu ail siaradwr ond dim ond mewn amgylchiadau eithriadol lle mae cais sylweddol yn ysgogi gwahanol safbwyntiau o fewn un 'ochr' y ddadl (e.e. cais archfarchnad lle mae un llefarydd yn cynrychioli preswylwyr ac un arall yn cynrychioli manwerthwyr lleol). Gall aelodau'r cyhoedd benodi cynrychiolwyr i siarad ar eu rhan.

Lle na ddeuir i gytundeb, bydd yr hawl i siarad yn mynd i'r person/sefydliad cyntaf i gofrestru eu cais. Lle mae'r gwrthwynebydd wedi cofrestru i siarad caiff yr ymgeisydd neu asiant yr hawl i ymateb.

Cyfyngir siarad i geisiadau lle cyflwynwyd llythyrau gwrthwynebu/cefnogaeth neu lofnodion ar ddeiseb i'r Cyngor gan 5 neu fwy o aelwydydd/sefydliadau gwahanol. Gall y Cadeirydd weithredu disgresiwn i ganiatáu siarad gan aelodau o'r cyhoedd lle gallai cais effeithio'n sylweddol ar ardal wledig prin ei phoblogaeth ond y derbyniwyd llai na 5 o lythyr yn gwrthwynebu/cefnogi.

Ymgeiswyr

Bydd gan ymgeiswyr neu eu hasiantau a benodwyd hawl ymateb lle mae aelodau'r cyhoedd neu gyngor cymuned/tref yn annerch pwyllgor. Fel arfer dim ond ar un achlysur y caniateir i'r cyhoedd siarad pan gaiff ceisiadau eu hystyried gan Bwyllgor Cynllunio. Pan ohirir ceisiadau ac yn arbennig pan gânt eu hailgyflwyno yn dilyn penderfyniad pwyllgor i benderfynu ar gais yn groes i gyngor swyddog, ni chaniateir i'r cyhoedd siarad fel arfer. Fodd bynnag bydd yn rhaid ystyried amgylchiadau arbennig ar geisiadau a all gyfiawnhau eithriad.

Cofrestru Cais i Siarad

I gofrestru cais i siarad, mae'n rhaid i wrthwynebwyr/cefnogwyr yn gyntaf fod wedi gwneud sylwadau ysgrifenedig ar y cais. Mae'n rhaid iddynt gynnwys eu cais i siarad gyda'u sylwadau neu ei gofrestru wedyn gyda'r Cyngor.

Caiff ymgeiswyr, asiantau a gwrthwynebwyr eu cynghori i aros mewn cysylltiad gyda'r swyddog achos am ddatblygiadau ar y cais. Cyfrifoldeb y rhai sy'n dymuno siarad yw gwirio os yw'r cais i gael ei ystyried gan y Pwyllgor Cynllunio drwy gysylltu â'r Swyddog Cynllunio, a all roi manylion o'r dyddiad tebygol ar gyfer clywed y cais. Caiff y drefn ar gyfer cofrestru'r cais i siarad ei nodi islaw.

Mae'n rhaid i unrhyw un sy'n dymuno siarad hysbysu Swyddogion Gwasanaethau Democraidd y Cyngor drwy ffonio 01633 644219 neu drwy e-bost i registertospeak@monmouthshire.gov.uk. Caiff unrhyw geisiadau i siarad a gaiff eu e-bostio eu cydnabod cyn y dyddiad cau ar gyfer cofrestru i

siarad. Os nad ydych yn derbyn cydnabyddiaeth cyn y dyddiad cau, cysylltwch â Gwasanaethau Democrataidd ar 01633 644219 i wirio y cafodd eich cais ei dderbyn.

Mae'n rhaid i siaradwyr wneud hyn cyn gynted ag sydd modd, rhwng 12 canol dydd ar y dydd Mercher a 12 canol dydd ar y dydd Llun cyn y Pwyllgor. Gofynnir i chi adael rhif ffôn y gellir cysylltu â chi yn ystod y dydd.

Bydd y Cyngor yn cadw rhestr o bobl sy'n dymuno siarad yn y Pwyllgor Cynllunio.

Gweithdrefn yng Nghyfarfod y Pwyllgor Cynllunio

Dylai pobl sydd wedi cofrestru i siarad gyrraedd ddim hwyrach na 15 munud cyn dechrau'r cyfarfod. Bydd swyddog yn cynghori ar drefniadau seddi ac yn ateb ymholiadau. Caiff y weithdrefn ar gyfer delio gyda siarad gan y cyhoedd ei osod islaw:

- Bydd y Cadeirydd yn nodi'r cais i'w ystyried.
- Bydd swyddog yn cyflwyno crynodeb o'r cais a materion yn ymwneud â'r argymhelliad
- Os nad yw'r aelod lleol ar y Pwyllgor Cynllunio, bydd y Cadeirydd yn ei (g)wahodd i siarad am ddim mwy na 6 munud
- Yna bydd y Cadeirydd yn gwahodd cynrychiolydd y cyngor cymuned neu dref i siarad am ddim mwy na 4 munud.
- Bydd y Cadeirydd wedyn yn gwahodd yr ymgeisydd neu asiant a benodwyd (os yn berthnasol) i siarad am ddim mwy na 4 munud. Lle mae mwy na un person neu sefydliad yn siarad yn erbyn cais, ar ddisgresiwn y Cadeirydd bydd gan yr ymgeisydd neu'r asiant a benodwyd hawl i siarad am ddim mwy na 5 munud.
- Fel arfer cydymffurfir yn gaeth â chyfyngiadau amser, fodd bynnag bydd gan y Cadeirydd ddisgresiwn i addasu'r amser gan roi ystyriaeth i amgylchiadau'r cais neu'r rhai sy'n siarad.
- Dim ond unwaith y gall siaradwyr siarad.
- Bydd aelodau'r Pwyllgor Cynllunio wedyn yn trafod y cais, gan ddechrau gydag aelod lleol o'r Pwyllgor Cynllunio.
- Bydd y swyddogion yn ymateb i'r pwyntiau a godir os oes angen.
- Yn union cyn i'r mater gael ei roi i'r bleidlais, gwahoddir yr aelod lleol i grynhoi, gan siarad am ddim mwy na 2 funud.
- Ni all cynrychiolydd y cyngor cymuned neu dref neu wrthwynebydd/cefnogwyr neu'r ymgeisydd/asiant gymryd rhan yn ystyriaeth aelodau o'r cais ac ni allant ofyn cwestiynau os nad yw'r cadeirydd yn eu gwahodd i wneud hynny.
- Lle mae gwrthwynebydd/cefnogwr, ymgeisydd/asiant neu gyngor cymuned/tref wedi siarad ar gais, ni chaniateir unrhyw siarad pellach gan neu ar ran y grŵp hwnnw pe byddai'r cais yn cael ei ystyried eto mewn cyfarfod o'r pwyllgor yn y dyfodol heblaw y bu newid sylweddol yn y cais.
- Ar ddisgresiwn y Cadeirydd, gall y Cadeirydd neu aelod o'r Pwyllgor yn achlysurol geisio eglurhad ar bwynt a wnaed.
- Mae penderfyniad y Cadeirydd yn derfynol.
- Wrth gynnig p'un ai i dderbyn argymhelliad y swyddog neu i wneud diwygiad, bydd yr aelod sy'n gwneud y cynnig yn nodi'r cynnig yn glir.
- Pan gafodd y cynnig ei eilio, bydd y Cadeirydd yn dweud pa aelodau a gynigiodd ac a eiliodd y cynnig ac yn ailadrodd y cynnig a gynigwyd. Caiff enwau'r cynigydd a'r eilydd eu cofnodi.
- Bydd aelod yn peidio pleidleisio yng nghyswllt unrhyw gais cynllunio os na fu'n bresennol drwy gydol cyfarfod y Pwyllgor Cynllunio, y cyflwyniad llawn ac ystyriaeth y cais neilltuol hwnnw.
- Bydd unrhyw aelod sy'n ymatal rhag pleidleisio yn ystyried p'un ai i roi rheswm dros ei (h)ymatal.
- Bydd swyddog yn cyfrif y pleidleisiau ac yn cyhoeddi'r penderfyniad.

Cynnwys yr Arweithiau

Dylai sylwadau gan gynrychiolydd y cyngor tref/cymuned neu wrthwynebydd, cefnogwr neu ymgeisydd/asiant gael eu cyfyngu i faterion a godwyd yn eu sylwadau gwreiddiol a bod yn faterion cynllunio perthnasol. Mae hyn yn cynnwys:

- Polisiâu cynllunio cenedlaethol a lleol perthnasol
- Ymddangosiad a chymeriad y datblygiad, gweddllun a dwysedd

- Cynhyrchu traffig, diogelwch priffordd a pharcio/gwasanaethu;
- Cysgodi, edrych dros, ymyriad sŵn, aroglau neu golled arall amwynder.

Dylai siaradwyr osgoi cyfeirio at faterion y tu allan i gylch gorchwyl y Pwyllgor Cynllunio, megis:

- Anghydfod ffiniau, cyfamodau a hawliau eraill eiddo
- Sylwadau personol (e.e. cymhellion neu gamau gweithredu'r ymgeisydd hyd yma neu am aelodau neu swyddogion)
- Hawliau i olygfeydd neu ddibrisiant eiddo.

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, 2nd
December, 2025 at 2.00 pm**

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

County Councillors: Rachel Buckler, Emma Bryn, Jan Butler,
John Crook, Tony Easson, Steven Garratt, Meirion Howells,
Su McConnel, Jayne McKenna, Maureen Powell

County Councillor Tony Kear attended the meeting by invitation of
the Chair

OFFICERS IN ATTENDANCE:

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

County Councillor Steven Garratt joined the meeting late during consideration of application DM/2021/01781. He therefore took no part in the discussion or voting thereon in respect of this application.

APOLOGIES:

County Councillors: Jill Bond, Fay Bromfield, Sue Riley and Ann Webb

1. Declarations of Interest

County Councillor Meirion Howells declared a personal and prejudicial interest pursuant to the Members' Code of Conduct in respect of application DM/2021/01781 as he is friends with the applicants. He therefore left the meeting taking no part in the discussion or voting thereon.

2. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 4th November 2025 were confirmed as an accurate record.

MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the meeting of Planning Committee held
at The Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA on Tuesday, 2nd
December, 2025 at 2.00 pm**

3. Application DM/2021/01781 - Proposed new build 3-bedroom detached dwelling with off street parking. Robyrna, Berthon Road, Little Mill, Monmouthshire

We considered the report of the application and late correspondence which was recommended for approval subject to the conditions outlined in the report (including the revised condition 12) and subject to a Section 106 Agreement.

<https://www.youtube.com/live/5rjh766FNig?si=YgtWqGGW7Sa1OHI2&t=159>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Dale Rooke and seconded by County Councillor John Crook that application DM/2021/01781 be approved subject to the conditions outlined in the report (including the revised condition 12) and subject to a Section 106 Agreement.

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

For approval	-	10
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2021/01781 be approved subject to the conditions outlined in the report (including the revised condition 12) and subject to a Section 106 Agreement.

4. Application DM/2025/01047 - Seeking permission for a change of use from use class C3 residential use to use class C4 to use as a house in multiple occupation. No development is proposed, only refurbishment within the existing property. 9 Park Crescent, Abergavenny, Monmouthshire NP7 5TH

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/5rjh766FNig?si=zI0UtZp0r2gce7V6&t=1913>

In noting the detail of the application and the views expressed, it was proposed by County Councillor John Crook and seconded by County Councillor Maureen Powell that application DM/2025/01047 be approved subject to the conditions outlined in the report.

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

For approval	-	12
Against approval	-	0
Abstentions	-	0

The proposition was carried.

MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the meeting of Planning Committee held
at The Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA on Tuesday, 2nd
December, 2025 at 2.00 pm**

We resolved that application DM/2025/01047 be approved subject to the conditions outlined in the report.

5. FOR INFORMATION: Appeals received April to September 2025

We noted the planning appeals received by the Planning Department for the period April to September 2025.

The meeting ended at 3.00 pm.

This page is intentionally left blank

Application Number: DM/2025/00707

Proposal: Outline planning for one dwelling

Address: 1 Woodland View, Rogiet, Monmouthshire, NP26 3SY

Applicant: Mary Ann Willshire

Plans: Site Plan MH-10488 - , All Existing Plans MH-10487 - , All Proposed Plans MH-10489 - Rev B, Green Infrastructure Appraisal/Statement

RECOMMENDATION: Approved subject to S106 agreement

Case Officer: Kate Young
Date Valid: 03.06.2025

This application is presented to Planning Committee due to the number of unresolved objections received from local residents and the Community Council

1.0 APPLICATION DETAILS

1.1 Site Description

The plot which measures approximately 17 metres by 7.4 metres is located within the Rogiet Development Boundary. It was previously the residential curtilage attached to a semi-detached property, no 1 Woodland View. The wider area is designated as an Archaeologically Sensitive Area. The plot is relatively flat and currently surrounded by close boarded timber fencing. It fronts onto Grenville Terrace and is surrounded by residential properties.

1.2 Proposal Description

This is an outline application, with all matters reserved, for a single detached dwelling. The maximum scale parameters for the dwelling are 8.4 metres in length, 5.6 metres in width and 7.3 metres in height. Vehicular access would be from Grenville Terrace. Two off-road parking spaces would be provided for the new dwelling. As part of the application two new off-road parking spaces would also be provided for the host dwelling. New timber fencing would be provided for the site boundaries.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2025/00707	Outline planning for one dwelling.	Pending Determination	
DC/1979/00999	Lounge Extension APP_TYP 01 = Full DEV_TYP 05 = Alteration MAP_REF = 328741213142	Approved	14.11.1979

Strategic Policies

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

Development Management Policies

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

Supplementary Planning Guidance

Affordable Housing SPG July 2019:

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

Infill Development SPG November 2019:

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

Monmouthshire Parking Standards (January 2013)

<http://www.monmouthshire.gov.uk/app/uploads/2015/07/Mon-CC-Parking-Standards-SPG-Jan-2013.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.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Rogiet Community Council – Object.

The proposed dwelling appears to be too large for the size of the existing plot.

The street in question is narrow, with limited access and a blind corner, which could pose a significant risk during and after construction.

The proposed plans would result in the permanent loss of some of the current on-street parking, which is currently used by the general public.

The pavement is only present on one side of the street, increasing the risk to pedestrians, particularly during the construction phase.

Highway Authority - No objection.

Lead Local Flood Authority and SuDS Approval Body - no objection; SAB approval will not be required.

Heneb (GGAT) - No objection.

The information in the Historic Environment Record (HER) curated by this Trust shows that the application is located in the Monmouthshire Archaeologically Sensitive Area (ASA), with significant archaeological features, including human remains, located around Ifton Manor, to the east of the development area at Chestnut Drive and Yew Tree Rise.

However, there is no suggestion that such material extends into the current development area.

Furthermore, a review of historic Ordnance Survey mapping indicates no archaeologically significant structures.

Overall, it is unlikely that significant archaeological deposits will be encountered during the course of the proposal.

Welsh Water - No objection.

There is currently suitable hydraulic capacity in the public sewerage system and downstream Wastewater Treatment Works (Nash) to accommodate foul water flows and foul flows only from the development subject of this application.

5.2 Neighbour Notification

Letters of objection received from seven addresses.

Increase in traffic and off-road parking

Difficult to access the site due to the narrow roads

Narrow pavement on one side of the road only

Footpath obstructed during construction

Insufficient parking in the area

Emergency vehicles, refuse collectors and postal staff all unable to pass

The plot is too small

Loss of privacy

The fence causes an obstruction, unable to see round the corner

Impact on the street scene

Noise and disturbance during the construction phase.

5.3 Other Representations

None Received

5.4 Local Member Representations

None Received

Please note all representations can be read in full on the Council's website:
<https://planningonline.monmouthshire.gov.uk/online-applications/?lang=EN>

6.0 EVALUATION

6.1 Principle of Development

PPW 12 states that proposals for housing on infill and windfall sites within settlements should be supported where they accord with the national sustainable placemaking outcomes. The site is located within the Rogiet Development Boundary within which there is a presumption in favour of new residential development subject to detailed planning considerations. Policies S1 and H1 allow for new residential development to be built inside the development boundaries of Severnside Settlements of which Rogiet is one. Therefore, the principle of new residential development in this location is acceptable subject to detailed planning considerations.

This application needs to be considered against the Infill Development Supplementary Planning Guidance which was adopted in November 2019.

6.2 Infill Development

Character

The Infill Development Supplementary Planning Guidance (SPG) states that the proposed dwelling must respect the scale, form and massing of existing development in the area. The residential dwellings in this area of Rogiet are predominantly 1950s two-storey houses. To the south of the site is a row of terraced properties and to the east the dwellings are detached but the majority of properties in this area are semi-detached. Whilst a lot of the streets in Rogiet are very uniform, in terms of house style this area of Grenville Terrace is more mixed, with a terrace of houses and some detached bungalows. It is considered that a two-storey detached dwelling in this location is acceptable and it would not have an adverse impact on the street scene. The footprint of the new dwelling would be slightly smaller than that of the surrounding properties but the ridge height would be similar to those of the neighbouring properties. The proposed dwelling will reflect the character of the area and continue the established building line.

Distance between buildings

The SPG says that all proposals need to provide sufficient gaps between buildings to minimise any overbearing and overshadowing impact on the residential amenity of neighbouring properties. Part 7.1 looks at Privacy and Amenity. 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 dwelling

In this case the plot is of sufficient size to accommodate a new dwelling with sufficient parking provision and private amenity space. The rear garden of the new property would have a private amenity area measuring approximately 4 metres by 7 metres, there would also be sufficient private amenity space for the host dwelling. The new dwelling would have adequate privacy to its habitable rooms which would predominantly face south towards the road and north to the private rear garden. The dwelling immediately to the west of the plot, has a blank gable wall facing towards the plot. There would be approximately 15 metres between the front elevation of the new dwelling and the front elevations of the terraced properties on the opposite side of the road. The rear elevation of the new dwelling would be over 4 metres from the rear boundary which overlooks the rear gardens of no 2 Woodland View. There is an existing outbuilding on this common

boundary. The host dwelling does face the plot but is at such an angle that the new dwelling will not cause a significant loss of light or privacy. There will be a 1.8m high timber fence between the two dwellings. A condition can be imposed that there would be no habitable room windows on the side elevations of the new dwelling. The proposal would accord with the privacy distances outlined in the SPG on Infill Development.

6.3 Sustainability

The Local Development Plan and PPW encourage sustainable development and promote making the most efficient use of brownfield land, this proposal is on a brownfield site. This is a sustainable location for a new residential unit as it is located within an existing residential area. There are some facilities in Rogiet such as a primary school and a convenience store. There is also a regular bus service through Rogiet that runs between Newport and Chepstow. The proposal accords with a key objective of PPW12 providing new residential accommodation in a sustainable location.

6.4 Good Design and Place Making

Policy DES1 of the LDP requires development to respect the character and appearance of an area. The adopted SPG on Infill Development says that the design of the infill proposal should reflect the prevailing character of the adjacent properties in terms of scale, mass and rhythm of the street scene. This is an outline application with the layout and appearance of the property being reserved, however the indicative site plan does indicate that the proposed dwelling would follow the established building line and the size of the dwelling would respect the character of the area and the rhythm of the street scene.

6.5 Impact on Amenity

As explained above the proposed new dwelling would comply with the privacy distance outlined in the adopted SPG. Existing residential properties will not be adversely affected by the proposal in terms of loss of privacy or any overbearing impact.

6.6 Ecology

Net Benefit for Biodiversity

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.

The proposal includes one bird nest box situated 2.5m - 4m high on the gable wall of the house and pollinator plants such as oregano, aster, Bee balm and Lantana in the rear garden. A Green Infrastructure Statement has been submitted with the application. The Statement is proportionate to the scale of the development. The proposal therefore accords with Policy NE1 of the LDP and the requirements of PPW12 in this regard.

6.7 Highways

6.7.1 Sustainable Transport Hierarchy

PPW12 refers to the Sustainable Transport Hierarchy where walking and cycling are the highest priority and public transport second with private motor vehicles being the least desirable. In this case the site is in an existing residential area within walking and cycling distance to all the facilities in Caldicot as well as some local facilities including a primary school and shop within the village of Rogiet itself.

6.7.2 Access / Highway Safety and Parking

The application has been amended in response to the Highway Authority's concerns. Namely, the proposed property has been reduced to a two-bedroom dwelling, and the existing property has been provided with an off-street parking facility. This change reduces the number of vehicles parking on-street, with benefits to highway manoeuvring and parking stress. The Highway Authority raises no objection to the outline application, but would expect to see greater detail regarding the construction of the parking facility within the reserved matters. The applicant is advised to begin a Section 184 agreement (a dropped kerb application) for the existing property as soon as possible. The new dwelling will also require such an agreement prior to the start of works.

The proposal meets the objectives of Policy MV1 of the LDP and the adopted parking standards. The Highway Authority offers no objection.

6.8 Affordable Housing

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

In this case as an outline application the internal floor area is not yet known so the formula in the SPG will be used in the Section 106 Legal Agreement.

Formula: Financial Contribution = Internal Floor Area (m²) x CS Rate x 58%.

In Rogiet the CS rate is £80.

6.9 Flooding

Flood risk maps provided by Natural Resources Wales do not indicate the site to be at particular risk of flooding, however the outline for Flood Zone 2 (Sea) covers the dwelling known as 1 Woodland View which

is the neighbouring plot and may be within the ownership boundary of the developer. The Lead Local Flood Authority has no objection to the proposal on flood grounds.

6.10 Drainage

6.10.1 Foul Drainage

The foul water will connect to a mains sewer. This complies with the advice from NRW that in a sewered area the preference is to connect into a mains sewer. Welsh Water have offered no objection.

6.10.2 Surface Water Drainage

This application is for outline planning for a single dwelling. From the submitted information, the total construction area appears to be below 100m² and therefore the currently proposed development will not

Require approval under the SAB regime.

6.11 Planning Obligations

If the application is to be approved, then a financial contribution for affordable housing in the local area will be required.

6.12 Response to the Representations of Third Parties

Rogiet Community Council have expressed concerns regarding the increase in traffic and on-street parking. The increase in traffic resulting in one additional dwelling would be minimal; Grenville Terrace and Woodland View is a no-through road that serves less than 40 residential

properties. It is narrow and this serves to reduce traffic speeds. The Highway Authority has not objected to the proposal and the local road network has capacity to accommodate the very modest increase in vehicle movements resulting from one additional dwelling. The proposal involves providing two new car parking spaces for the host dwelling as well as two spaces for the new dwelling, and therefore the proposal will improve the parking situation in the area. The Community Council also have concerns over highway safety during the construction phase especially with regards to construction traffic blocking the pavement. The construction phase will only be for a temporary period, and a construction management plan will be required by condition that will outline parking arrangements for construction traffic and the delivery of materials. Finally, the Community Council is concerned that the proposal is too large for the plot. This is an outline application, so the dimensions are not known at this stage. The indicative site plan shows the maximum scale parameters, that show the new dwelling can be the same height as adjoining properties and that there is adequate space on the plot for the dwelling, amenity space and the required parking provision. Although on the small size the plot is of sufficient size to accommodate the dwelling. The size of the proposed new dwelling will be similar to the other residential properties in this part of Rogiet.

Local residents are also concerned about the increase in traffic and on-street parking. There is only a narrow pavement on one side of Grenville Terrace, in this area so it is most important that the pavement not be blocked during the construction phase. Local residents are concerned that emergency vehicles and service traffic cannot use the road at the moment. This is the current situation because the houses were built before the growth in car ownership. One additional dwelling is not going to exacerbate the situation and may even improve it as the host dwelling will be provided with off-street parking. There will be noise and disturbance during the construction phase, but this will only be for a temporary period and hours of construction will be controlled through the construction management plan. The privacy distances have been discussed in the main body of the report and it is concluded that there will be no significant loss of privacy or residential amenity as a result of this proposal.

There is an unauthorised fence that has been erected along the front boundary of the host dwelling. The applicant has indicated that they will reduce the height of this fence imminently.

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

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

6.17 Conclusion

The site is located within the Rogiet Development Boundary. Policies S1 and H1 of the Local Development Plan presume in favour of new residential development within development boundaries. The proposal accords with a key objective of PPW12 providing residential accommodation in a sustainable location. The proposed dwelling will respect the scale, form and massing of existing development in the area. The proposed dwelling does comply with the guidance set out in the adopted SPG on Infill Development and will not result in a significant loss of outlook or privacy to the occupiers of the existing neighbouring properties in accordance with the objectives of policies DES1 and EP1 of the LDP. The Highway Authority has no objection to the proposal which accords with the adopted parking standards and also provides two off-road parking spaces for the host dwelling. The increase in traffic resulting from one additional dwelling will not be significant and the proposal accords with Policy MV1 of the LDP. The proposal accords with Policy S4 of the LDP by providing a financial contribution for affordable housing in the area. The scheme will provide adequate biodiversity enhancements in accordance with Policy NE1 of the LDP. Welsh Water have agreed that the foul water from the development can connect into the main sewer and that there is sufficient capacity.

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

7.0 RECOMMENDATION: Approve

Subject to a 106 Legal Agreement requiring the following:

S106 Heads of Terms

A financial contribution based on floor area and the calculation contained in Appendix 3 of the Affordable Housing Supplementary Planning Guidance (July 2019). In this case as an outline application the internal floor area is not known so the formula in the SPG will be used in the Section 106 Legal Agreement.

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

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

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

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

6 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.

7 There shall be no habitable room windows on the east or west elevations of the new dwelling.

REASON: To protect local residential amenity and to ensure compliance with LDP Policies DES1 and EP1.

Application Number: DM/2025/00783

Proposal: Change of use of specific internal areas of the existing hotel (Use Class C1) to a House in Multiple Occupation (HMO) (Sui Generis) comprising 9 bedrooms for occupation by up to 15 persons, including minor internal alterations. No alterations or works are proposed to the exterior of the building.

Address: Greenman Backpackers, 13 Beaufort Square, Chepstow, NP16 5EP

Applicant: Diego Spahiu

Plans: Location Plan, 1863-01, 1863-02, 1863-03A, Cycle Shelter Assembly Instructions, GIS by AFGUK Architects

RECOMMENDATION: Approve

Case Officer: David Wong

Date Valid: 17.06.2025

This application is presented to Planning Committee due to an objection being received from Chepstow Town Council

1.0 APPLICATION DETAILS

1.1 Site Description

This application relates to a premises in the Central Shopping Area (LDP Policy RET2) of Chepstow. Raglan Lodge (aka Greenman Backpackers) is a Grade II* listed building and is within the Chepstow Conservation Area (LDP Policy HE1). In 2011, planning permission was granted for a change of use of a social club/retail into a 'Backpacker Hotel'.

The application site is located in the town centre of Chepstow, which is within the development boundary (LDP Policy H1 applies) and within the Central Shopping Area as identified by the Proposals Map of the LDP. The site is within a Cadw Historic Landscape, adjacent to a number of listed buildings and within an Area of Archeological Sensitivity (ASA).

1.2 Ecological Value Added

A Green Infrastructure Statement has been submitted. Two bird boxes are proposed on external boundary features, which is proportional to the scale of the proposals. A condition is recommended to secure the measures for net benefit.

1.3 Proposal Description

This application is seeking full planning permission for a change of use from a hotel / guest house use (Use Class C1) to a House in Multiple Occupation (HMO), comprising 9 bedrooms for occupation by up to 15 persons, including minor internal alterations. No alterations or works are proposed to the exterior of the building. At the rear of the property is a two-storey annexe. It is proposed that this annexe will be reinstated to its former use as a self-contained dwelling, which is subject to a separate planning application. An on-site provision of three parking spaces, along with dedicated refuse and cycle storage, will be provided at the rear of the site.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2025/00783	Change of use of specific internal areas of the existing hotel (Use Class C1) to a House in Multiple Occupation (HMO) (Sui Generis) comprising 9 bedrooms for occupation by up to 15 persons, including minor internal alterations. No alterations or works are proposed to the exterior of the building.	Pending Determination	
DM/2025/00784	Change of use of specific internal areas of the existing hotel (Use Class C1) to a House in Multiple Occupation (HMO) (Sui Generis) comprising 9 bedrooms for occupation by up to 15 persons, including minor internal alterations. No alterations or works are proposed to the exterior of the building (Listed Building Consent).	Pending Consideration	
DC/2016/00916	Change of use of the lower ground floor to A3. Retention of gates facing Beaufort Square.	Approved	26.10.2016
DC/1975/00626	INTERN.ILLUM.PROJECT.BOX Sign APP_TYP 01 = Full MAP_REF = 353000193000	Refused	12.11.1975
DC/1985/00841	Demolition Of Wall At Rear.	Approved	03.04.1986

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

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

Development Management Policies

DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
H1 LDP Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements
H9 LDP Flat Conversions
HE1 LDP Development in Conservation Areas
MV1 LDP Proposed Developments and Highway Considerations
NE1 LDP Nature Conservation and Development
RET2 LDP Central Shopping Areas

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

Chepstow Town Council - Recommends refusal for the following reason(s):

1. That the proposal is not in keeping with the historical nature of the town.
2. That the proposal is an overdevelopment of the site for this type of accommodation and would prefer to see tourist accommodation.

MCC Highways - No response to date.

Natural Resources Wales - No objection to the proposed development as submitted. Please consult your in-house ecologist regarding the need for any further ecological information in support of this application.

MCC Heritage Management - No objection to the proposed change of use of the building and the concurrent Listed Building Consent is acceptable.

MCC Biodiversity & Ecology - No objection subject to condition(s). The exterior of the building will remain as existing and interior works will not impact on any loft spaces or dark, undisturbed voids. An ecological survey is therefore not required as there is negligible risk to protected species. In terms of biodiversity net gain measures, two bird boxes are proposed on external boundary features, which is proportional to the scale of the proposals.

MCC Environmental Health - No response to date.

5.2 Neighbour Notification

One comment neither objecting nor supporting the application: We do not want Chepstow to be overrun with HMO accommodation in the centre. I would be interested to know what percentage of accommodation units are for HMOs and what percentage is desirable for a thriving tourist town. I

would urge a delay in determining this and any other planning applications until this strategy has been properly assessed.

5.3 Other Representations

None.

5.4 Local Member Representations

None.

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 There is no specific policy within the adopted Monmouthshire Local Development Plan (LDP) that focuses on Houses in Multiple Occupation (HMOs). However, an HMO is a type of housing and is classified under the Use Class Order as Use Class C4.

6.1.2 LDP Policy S1 set out the strategic aim for the authority in relation to housing delivery and states; "The main focus for new housing development is within or adjoining the Main Towns of Abergavenny, Chepstow and Monmouth". Additionally, LDP Policy H1 relates to residential development within the Main Towns and states; "Development boundaries have been drawn for the Main Towns, Severnside Settlements and Rural Secondary Settlements identified in Policy S1, within which new build residential development / redevelopment or conversion to residential, or subdivision of large dwellings or reuse of accommodation such as upper vacant floors in town centres will be permitted subject to detailed planning considerations and other policies of the LDP that seek to protect existing retail, employment and community uses".

6.1.3 LDP Policy H9 relates specifically to flat conversions and lists a number of criteria for proposals to be considered against which are assessed below. In conclusion, there is no objection in principle to the proposed HMO units within the settlement boundary for Chepstow.

6.2 Protection of the Central Shopping Area

6.2.1 The site is within the Central Shopping Area (LDP Policy RET2 refers). The purpose of the retail policies are to protect and enhance the vitality, attractiveness and viability of the County's main town centres by allowing use classes A1, A2 and A3 and other uses appropriate to town centres - these policies are primarily aimed at the ground floor of the premises.

6.2.2 Proposals will be supported provided that they will:

- a) will safeguard the vitality, attractiveness and viability of the defined CSAs will be permitted;
- b) a change of use from Classes A1, A2 or A3 on the ground floor with street frontage to uses other than Classes A1, A2 or A3 will not be permitted, unless it can be demonstrated that criterion (a) can be met by attracting footfall;
- c) change of use to residential of ground floor premises will not be permitted unless evidence is provided to demonstrate that the premises is not viable for retail or commercial use, including that the premises has been vacant for at least one year and that genuine attempts at marketing the existing use have been unsuccessful.

6.2.3 Given that the premises already fall outside the recommended use classes (A1, A2, and A3), a relaxation of the policy is considered justified and appropriate in this case.

6.2.4 The proposed HMO (House in Multiple Occupation) will provide shared accommodation that meets the growing local demand for flexible and affordable housing. It could accommodate a diverse range of occupants, including young professionals, key workers, and others who may not have access to traditional housing options.

6.2.5 The application explains that the hotel has experienced a significant and sustained decline in demand for its backpacker-style accommodation since the onset of the COVID-19 pandemic. This downturn ultimately led to its permanent closure two years ago due to lack of demand and

financial unsustainability. Reconfiguring this part of the building into an HMO would make effective use of underutilised space while contributing to the sustainability and vitality of the local housing market.

6.2.6 The result of this application would bring a vacant and deteriorating part of the building back into active and beneficial use, supporting the long-term conservation and sustainable use of this heritage asset, in accordance with both national and local planning and heritage policies.

6.3 Historic Environment/Design

6.3.1 The premises in question is a Grade II* listed building, located within the Chepstow Conservation Area and in close proximity to numerous other listed buildings. This application relates solely to the proposed change of use to create nine HMO units; no external design changes are included. As the premises is a Grade II* listed building, the planning application is accompanied by an application for Listed Building Consent. No alterations to the external fabric are proposed, ensuring that the character and appearance of this part of the Chepstow Conservation Area will remain unaffected. The Council's Heritage Management team has confirmed that there is no objection to the proposed change of use or the internal alterations. Accordingly, the proposal complies with LDP Policy HE1.

6.3.2 Heneb (formerly the Glamorgan Gwent Archaeological Trust) noted that there are no alterations or works proposed to the exterior of the building. It is also noted that the proposed works are for minor internal alterations and to areas that have previously been modified using modern materials. Consequently, due to its limited scale and that there will be no extensive groundworks or disturbance, it is considered unlikely that significant archaeological remains and earlier features will be encountered. Therefore, no further information was required in relation to this element.

6.4 Impact on Amenity

6.4.1 The proposed change of use from hotel accommodation to an HMO within the town centre is not expected to have any unacceptable impact on the living conditions of neighbouring residents. While the proposed HMO use (Use Class C4) falls under a different use class than the existing hotel / backpackers use (Use Class C1), both share a similar residential character. Importantly, no additional windows are proposed, ensuring that the privacy of adjacent residential properties is maintained. Therefore, no issues of overlooking or loss of privacy are anticipated. The proposal is considered to comply with LDP Policy EP1.

6.5 Parking / Highway

6.5.1 There are currently two double beds accommodating four persons, with a combination of bunk beds and single beds in the remaining rooms accommodating a further 31 persons. The existing backpackers' hotel therefore comprises a mix of double, single, and bunk beds, providing accommodation for a total of 35 persons. The proposed change of use would create nine bedrooms accommodating up to 15 persons, which is significantly fewer than the current capacity. In addition, three on-site parking spaces are proposed to serve the new units.

6.5.2 The site is located within Chepstow town centre and does include three designated on-site parking spaces at the rear of the site. While Highways have not provided a response to this application, it is considered that given the site's central location, future occupiers will benefit from excellent access to local amenities and sustainable transport options. Public transport provision in the town centre is considered good, with frequent bus services and there is convenient access to Chepstow train station. Consequently, there are no significant concerns regarding the sustainability of the site. In terms of visitor or private vehicle parking, the property is situated adjacent to one of the largest public car parks in Chepstow, which can accommodate any anticipated parking requirements. The proposal is considered to be in accordance with LDP Policy MV1 and this approach is consistent with the placemaking principles set out in Planning Policy Wales (Edition 12).

6.5.3 To promote sustainable travel, secure and covered cycle parking for 15 bicycles will be provided within the rear garden area. The site also benefits from additional outdoor amenity space at the rear, which would accommodate discreet recycling storage, ensuring these facilities are contained within the site and do not detract from the wider character of the area.

6.6 Biodiversity Net gain

6.6.1 There is no objection from NRW. The Council's Biodiversity & Ecology team advised that because the exterior of the building will remain as existing and interior works will not impact on any loft spaces or dark, undisturbed voids, an ecological survey would not be required, there being negligible risk to protected species.

6.6.2 Planning Policy Wales (PPW) 12 sets out that "planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. Policies NE1 and GI1 seek to ensure that green infrastructure (GI) is protected, enhanced and the effects of climate change mitigated, such requirements accord with policy and guidance within Future Wales 2040 and Planning Policy Wales. A GI Statement has been submitted, identifying two bird boxes to be proposed on external boundary features, which is proportionate to the scale of the proposals. A condition is recommended to secure the measures for net benefit. Bird boxes will need to be sited at least 2m above ground level and out of the reach of predators such as cats (e.g. away from ledges). Therefore, the proposal is in accordance with LDP Policy NE1.

6.7 Foul Drainage

6.7.1 Welsh Water noted that the application relies on existing sewer connections and no new connections are to be made with the public sewerage system. Nonetheless, for the avoidance of doubt, if the Local Planning Authority is minded to grant planning consent, no surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage will be allowed to drain directly or indirectly to the public sewerage system. In this case, no new extension or hardstanding is proposed. Therefore, no issue of this kind is anticipated. In order to prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, the condition requested in relation to surface water will be imposed.

6.8 Affordable Housing Financial Contribution

In accordance with Policy S4 of the Monmouthshire Local Development Plan and the Council's Affordable Housing Supplementary Planning Guidance (SPG), proposals for residential development are required to make an appropriate contribution towards affordable housing provision. While an HMO is classified as a form of residential use, it does not fall within the definition of self-contained dwellings. HMOs provide shared accommodation that meets the growing local demand for flexible and affordable housing. The adopted SPG does not require HMOs to make an Affordable Housing Financial Contribution, and therefore no contribution is applicable in this instance.

6.9 Response to other matters raised by the Town Council and/or Third Parties

6.9.1 One comment was received wherein the respondent expressed concern about the potential for Chepstow town centre to become dominated by HMO accommodation. They requested information on the current percentage of accommodation units that are HMOs and what proportion would be considered appropriate for a thriving tourist town. They also suggested delaying the determination of this and similar applications until a clear strategy has been developed and assessed.

6.9.2 There is currently no planning policy within the adopted Local Development Plan (LDP) that sets a threshold for the proportion of HMOs in Monmouthshire. As such, each application is assessed on its own merits. The site in question is located within Chepstow town centre, which is defined as a sustainable location where forms of residential use are generally supported. The proposal has been fully assessed, and no material harm has been identified in relation to amenity, heritage, or other planning considerations. Therefore, there is no substantive reason to withhold planning permission in this instance.

6.9.3 Chepstow Town Council has recommended refusal on the grounds that the proposal is not considered to be in keeping with the historic character of the town. The Council also expressed concern that the development represents an overprovision of this type of accommodation and indicated a preference for the site to be retained for tourist accommodation instead.

6.9.4 The concerns raised by Chepstow Town Council have been noted. However, as set out earlier, there is currently no policy within the adopted LDP that restricts or sets a threshold for the level of HMO accommodation within Monmouthshire. Each application must therefore be assessed on its own merits.

6.9.5 The application site is located within Chepstow town centre, which is defined as a sustainable location where residential uses are generally supported. The proposed change of use will bring a vacant listed building back into beneficial use, contributing positively to the vitality of the town centre. The proposal has been assessed against all relevant planning considerations, including heritage, amenity, and transport, and no material harm has been identified.

6.9.6 While the Town Council has expressed a preference for tourist accommodation, planning decisions must be based on adopted policy and material considerations. There is no policy requirement to prioritise tourist accommodation over the HMO use proposed in this location. Furthermore, the proposed HMO use is compatible with the surrounding mixed-use character of the town centre. Accordingly, there is no substantive planning reason to withhold permission in this instance.

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

7.1 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.

8.0 Conclusion

8.1 An HMO is a form of residential use. The site is located within the Chepstow Town Development Boundary within which both Policy S1 and H1 presume in favour of the principle of new residential development. The principle of development in this location is acceptable in policy terms and accords with the key objective of PPW12 by providing residential accommodation in sustainable locations. PPW states that proposals for housing within settlements should be supported where they accord with the national sustainable placemaking outcomes.

8.2 The proposal is considered to have an acceptable impact on residential amenity, in accordance with policies DES1 and EP1 of the LDP. No significant external alterations are proposed, ensuring that the character and appearance of this part of the Chepstow Conservation Area will be preserved. The site occupies a sustainable location within the town centre, with excellent access to local amenities and public transport, all within walking distance. Accordingly, the proposal complies with Policy MV1 of the LDP.

8.3 There is no ecological objection from the Council's Ecologist, and biodiversity enhancements are included as part of the scheme, ensuring compliance with Policy NE1 of the LDP. Overall, the proposal is fully policy-compliant and aligns with the objectives of Planning PPW and the adopted LDP.

9.0 RECOMMENDATION: Approve

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

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

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

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

3 No surface water 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.

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

4 All works shall proceed in accordance with the Green Infrastructure Statement by AFGUK Architects including installation of two bird boxes in suitable locations. Evidence of implementation of all measures to achieve net benefit for biodiversity must be provided to the Local Planning Authority no more than three months later than the first beneficial use of the development.

REASON: To provide biodiversity net benefit and ensure compliance with PPW 12, the Environment (Wales) Act 2016 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 NRW Informative:

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

3 DCWW Advisory Note:

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that

each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water and sewerage connections.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

4 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).

5 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.

6 Glamorgan Gwent Archaeological Trust's record is not definitive in the area of the proposal and features may be disturbed during the course of the work. In this event, please contact the Trust on 01792 655208.

This page is intentionally left blank



Appeal Decision

by L. Hughson-Smith LLB MSc MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 16.01.2026

Appeal reference: CAS-04605-N7J9S0

Site address: 1 Bersondy, Llanarth NP15 2AY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr. and Mrs. K Bendon against the decision of Monmouthshire County Council.
 - The application DM/2025/00330, dated 12 March 2025, was refused by notice dated 24 July 2025.
The development is the proposed single storey rear and two storey side extension.
 - A site visit was made on 11 December 2025.
-

Decision

1. The appeal is dismissed insofar as it relates to the proposed two storey side extension. The appeal is allowed insofar as it relates to the proposed single storey rear extension and planning permission is granted for the proposed single storey rear extension at 1 Bersondy, Llanarth NP15 2AY in accordance with the terms of the application, Ref DM/2025/00330, dated 12 March 2025, and subject to the conditions set out in the attached schedule.

Procedural Matters

2. The Council have issued a split decision. In such cases, section 79(1)(b) of the Town and Country Planning Act 1990 (the Act) states that under a section 78 (of the Act) appeal the decision maker may reverse or vary any part of the decision of the local planning authority and may deal with the application as if it had been made to them in the first instance. For the avoidance of doubt, I have considered the scheme as a whole as originally submitted to the Local Planning Authority.
3. I have taken the description of development as stated on the appeal form and Council's decision notice since it more accurately describes the proposed development.

Main Issue

4. This is whether the proposed development would preserve or enhance the character or appearance of the Llanarth Conservation Area.

Reasons

5. The appeal property is located on a prominent corner plot at the entrance of the Bersondy cul-de-sac, within the Llanarth Conservation Area (CA). Although some more recent development exists within the cul-de-sac, these properties are set back from the road. The appeal property is, therefore, experienced primarily in the context of the four original semi-detached houses that face the road. These properties are simple in form and modest in size, with gabled roofs and typically small single storey side extensions. Whilst limited alterations have occurred, including varied porch designs, roof mounted solar panels and a slightly larger side extension to the appeal property, the group retains a strong sense of coherence and consistency. Although identified in the Llanarth Conservation Area Appraisal as 20th century infill development, the cul-de-sac's simplicity and uniformity create an attractive and orderly street scene that makes a positive contribution to the CA.
6. The proposed rear extension, despite spanning the full width of the appeal property, is limited to single storey with a lean to roof and would be finished in materials to match the host dwelling. Whilst views of the proposed rear extension would be possible from the lane on the approach to the cul-de-sac, its modest height together with its discreet position would have an unobtrusive impact on the streetscene and would, therefore, preserve the character and appearance of the CA. I note the Council do not object to this element of the scheme, which reinforces my views in this regard.
7. The proposed upper floor side extension would broadly follow the footprint of the existing side projection, be set back from the principal elevation, sit below the main roof ridge and finished in materials to match the host dwelling. Notwithstanding these design measures, the proposal would represent a substantial addition relative to the host dwelling. Whilst I acknowledge that the existing side extension introduced a limited degree of imbalance within the semi-detached pair, its modest scale and clearly subordinate form do not significantly detract from the streetscene. In contrast, the increased height and bulk of the proposed two storey extension would result in a dominant form of development that would overwhelm the host dwelling and erode the simple, balanced appearance of the semi-detached pair.
8. The proposed window and door arrangement, combined with the side extension's significant scale and massing, would result in its new side elevation having a similar appearance to a principal elevation rather than a subordinate addition. Given the appeal property's prominent corner position, this would introduce an uncharacteristic and imposing façade that would appear as a discordant feature when entering the cul-de-sac. Overall, the proposed development would result in an overly dominant and unsympathetic addition that would disrupt the consistent character of the cul-de-sac and undermine its positive contribution to the CA.
9. I am not persuaded that the views of the appeal property are significantly limited by, amongst other things, the narrowness of the lane and the garage associated with the adjacent listed building, Hen Bersondy. Indeed, I observed during my site visit that the appeal property, particularly the side elevation, is widely visible from public vantage points and seen primarily in the context of the other properties within the group, including no. 2 Bersondy.
10. I note the appellants suggests a condition could be imposed to secure landscaping to soften and screen the proposals. However, landscaping should not be used to screen otherwise unacceptable development and, therefore, a condition to this effect would not be appropriate. I have seen the photographic figures in the LCAA referred to by the appellants, but these primarily depict historic buildings, with some showing principal

elevations rather than side, and, therefore, are not comparable to the proposals at the more modern appeal property and does not sway me from my findings above.

11. I conclude that the proposed side extension would neither preserve or enhance the character or appearance of the CA. It would, therefore, be in conflict with Monmouthshire Local Development Plan Policy HE1 which permits development if they, amongst other things, preserve or enhance character or appearance of the area and LDP Policy HE2 which requires that proposals for the alteration and extension of existing buildings in Conservation Areas must take into account whether the details of the proposed works properly respect the proportions of the existing building, as well as other requirements. It also fails to accord with Policy DES1 which states 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 including, but not limited to, respecting the existing form, scale, siting and massing.

Other Matters

12. I acknowledge the proposed side extension would provide some benefit to the appellants in terms of additional accommodation for their family. However, this benefit is limited in scope and would not outweigh the significant harm I have identified in relation to the main issue.

Conditions

13. I have reworded the planning conditions imposed by the Council on their split decision in relation to the single storey rear extension to make them more precise.

Conclusion

14. For the reasons given above, I find that the proposed side extension would result in unacceptable harm to the character and appearance of the CA.

15. I also find that, subject to appropriate conditions, the proposed single storey rear extension would be acceptable and compliant with the relevant planning policies and statutory duties. As this element of the scheme could clearly be implemented without the other parts of development proposed, I have issued a split decision.

16. I, therefore, conclude that the appeal should be allowed in part and dismissed in part as set out in my formal decision.

17. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives.

L. Hughson-Smith

INSPECTOR

SCHEDULE OF CONDITIONS

1. The development shall begin not later than five years from the date of this decision.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plan and document, except insofar as it relates to the proposed side extension.
 - Proposed Floor and Elevation Plans (drawing number: [PP] 02F)
 - Green Infrastructure Statement

Reason: To ensure the development is carried out in accordance with the approved plans submitted with the application.

3. The ecological enhancement measures as shown on the Proposed Floor Plans and Elevations (drawing number: [PP] 02F) shall be carried out in full within one month of completion of the single storey rear extension hereby approved. The approved ecological enhancement measures shall be retained for the lifetime of the development.

Reason: In the interests of maintaining and enhancing biodiversity, in accordance with Future Wales Policy 9.



Appeal Decisions

by H W Jones BA(Hons) BTP MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 22/12/2025

Site address: Forge Cottage, The Hendre, Monmouthshire, NP25 5HG

Appeal reference: CAS-04255-H6P5W7

- The appeal is made under section 100 of the Historic Environment (Wales) Act 2023 against a refusal to grant of listed building consent.
 - The appeal is made by Mrs Caitlin Williams against the decision of Monmouthshire County Council.
 - Listed building consent (ref: DM/2024/01468), dated 27 November 2024, was refused by notice dated 7 February 2025.
 - The works proposed are alterations & extension to rear of existing dwelling.
 - A site visit was made on 14 October 2025.
-

Appeal reference: CAS-04254-Z8S8Y8

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against the refusal of an application for planning permission.
 - The appeal is made by Mrs Caitlin Williams against the decision of Monmouthshire County Council.
 - The application (ref: DM/2024/01467), dated 27 November 2024, was refused by notice dated 7 February 2025.
 - The proposed development is alterations & extension to rear of existing dwelling.
 - A site visit was made on 14 October 2025.
-

Decisions

1. The appeals are dismissed.

Procedural Matters

2. As the appeals relate to the same proposal and give rise to similar reasons for refusal, I have dealt with them together.

Main Issue

3. In both appeals there is one main issue, that is whether the development preserves the special character and interest of this Grade II listed building and the setting of the nearby listed buildings and the character and appearance of the Hendre Conservation Area (CA).

Reasons

4. The appeal property lies with the village of The Hendre, which is a loose collection of properties, generally well-spaced and separated by mature trees and other vegetation which emphasises its rural character. It is prominently sited, elevated above the road and lying opposite the entrance to the Hendre, a Grade II* listed building, now a golf club and the Grade II* Registered Historic Park and Garden.
5. Forge Cottage is a sandstone-faced, two-storey, semi-detached dwelling with steep, clay tile covered roofs. It has 2 prominent front gable features, which contain windows serving first floor accommodation partly contained within the roof space, and a centrally positioned, ornate front porch. This composition is replicated in the main façade of the neighbouring dwelling in which original features and detailing appear to have been extensively retained. The dwellings are listed as 'a well-detailed pair of estate cottages, part of an important series of buildings built by the Hendre Estate in the 1890s; and for group value with the nearby horse trough and with Box Bush Lodge opposite'.
6. At the rear of the dwelling there is a two-storey, ridged-roof rear projection and, straddling the boundary with the neighbour, there lies a single-storey projection which extends further than the two-storey element. Both are of the same style and materials as the front part of the dwelling. The two-storey projection is set in from the main side elevation. A small lean-to sits within this set back and between the rear projections there is a porch. Both these subservient elements are makeshift additions that are to be demolished. There is no dispute that their loss would not harm the character of the building or surroundings. A particularly tall timber fence extending at a perpendicular line from the side elevation of the front part of the house presently screens much of the rear of the house from the highway.
7. The scheme proposes to extend the two-storey rear projection. Its roof would follow the form and cladding of the existing projection whilst stepping down modestly in height. Its walls would be clad in Cedral cement fibre horizontal board cladding. At ground floor a near flat roofed extension would wrap around the first-floor element extending further to the rear and to the side. On the side elevation the roof would continue such that it would cover the recess presently occupied by the lean-to. A ground-floor, side window would be enlarged and several 'conservation' rooflights inserted.
8. I acknowledge that an overtly modern approach to enlarging a historical building is not necessarily harmful; it can ensure that the original form of the building can continue to be appreciated because of the contrasting appearance of the additions. In this case the approach taken includes a mix of modern contrasting style, such as the ground-floor, flat-roofed extensions in modern materials, and the more traditional, in particular the form and roof covering of the first-floor extension that replicates the appearance of the host building.
9. Viewed against the elegance of the present form of the building, particularly the narrow, steep gable features, the box-like shape of the ground floor extension would appear discordant. Given its extent it would be a prominent feature when viewing the building from several directions. There would be oblique views of the side elevation available along the driveway from the road.
10. I agree with concerns expressed regarding the interface between the host dwelling and the extensions. For instance, there would be a discordant change in materials on the side elevation where the stonework would abut the cladding. The continuation of the glazed roof over part of the original dwelling reinforces a complex appearance where the modern would visually intrude on to the host building.

11. There is a single-storey side projection which is set back from the front elevation of the attached dwelling which is clearly visible from the highway. It appears an original feature that replicates the style, form and materials of the main part. In contrast, the detailing of the proposed ground-floor extension and the cladding of the first-floor projection would not only appear as incongruous but would also disrupt the symmetry of the composition of the pair of dwellings when viewed along the adjacent section of highway.
12. Although, as the appellant points out, the Council has not cited concern over the effect on the CA, Cadw considers that there would be harm. The pair of dwellings are prominent features within the CA, that demonstrate the traditional appearance of buildings that characterise the area. For reasons already explained the additions would appear discordant in relation to the host building. That impact would, albeit to a modest extent, be visible from outside the site sufficient to be harmful to the CA character. Having regard to the principles established in *South Lakeland District Council v Secretary of State for the Environment and Another* [1992] UKHL J0130-1, I consider that the scheme fails to preserve or enhance the character or appearance of the CA.
13. I am satisfied that the setting of the Registered Historic Park and Garden and the other nearby listed buildings, including those identified for their group value with the subject building, would not be materially harmed.
14. For the foregoing reasons I conclude that the proposed development would harm the special character of the listed building and the character and appearance of the CA. In reaching my findings on this main issue I have noted the professional credentials in heritage and conservation matters of those representing the appellant, and the evidence provided in support of the proposal, including the Heritage Impact Assessment and the information therein on the historical and architectural context.
15. As the proposed development fails to respect the existing form and materials of the host dwelling it conflicts with policy DES1 of the Monmouthshire Local Development Plan (LDP). Its failure to preserve or enhance the character or appearance of the CA means it conflicts with LDP policy HE1. As it does not preserve the special character of the listed building it is at odds with Section 6.1 of Planning Policy Wales and the associated Technical Advice Note 24.
16. I agree with the Council that the scheme conflicts with requirement b) of policy H6 which sets out an expectation that “where the building is of a traditional nature, to respect its existing form, including the pattern and shape of openings, and materials”. However, as the appellant notes, the stated aim of the policy is to protect the character and appearance of the countryside from overly large extensions to dwellings which is not a concern in this case. As such I afford the technical breach of the policy limited weight. That the increase in the volume of the dwelling exceeds the 30% guideline set out in Supplementary Planning Guidance also carries little weight given that the guideline is only marginally exceeded.
17. In reaching the above conclusion on the main issue I have noted the decisions to allow appeals at Llanmihangel which have been drawn to my attention by the appellant, but have based my decisions on the case particular details before me.

Other Matters

18. The appellant suggests that the proposal seeks to retain the existing use of the building as a dwelling. I note the limitations in the present level of accommodation when measured against the household’s expectations. However, whilst noting the feedback the appellant received during an unsuccessful effort to sell the property, I am not persuaded that these limitations bring into question the future use of the property as a dwelling.

Moreover, there may be means of adapting or extending the building that can address some of the limitations in an acceptable manner. Accordingly, I afford limited weight to the personal circumstances of the resident family.

19. I acknowledge the efforts that the appellant and her professional advisors have made in seeking to refine the proposal in advance of submitting the applications, and their frustration over the pre-application process, but my assessment must be confined to the merits of the scheme presented.
20. The appellant draws my attention to the fact that it appears that the representatives of the Council and Cadw did not enter the site. Whilst I did so, it only served to confirm the accuracy of the documents before me, which included photographs of the rear part of the site, and does not lead me to afford lesser weight to the considered opinions expressed by those parties.
21. The appellant identifies LDP policies with which the scheme are considered to be in accord or not in conflict. However, any such compliance with the policies identified would represent an absence of harm rather than a positive consideration that should influence the planning balance.

Conclusion

22. For the reasons set out above, and having considered the factors raised in support of the scheme, including representations received at the application stage, I conclude that both appeals should be dismissed.
23. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives.

H W Jones

INSPECTOR



Appeal Decisions

by H W Jones BA(Hons) BTP MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 18/12/2025

Site address: Little Bank, 8 Porthycarne Street, Usk, NP15 1RY

Appeal A reference: CAS-03795-L9Y4M5

- The appeal is made under section 100 of the Historic Environment (Wales) Act 2023 against a refusal to grant of listed building consent.
 - The appeal is made by Ms R Lloyd and Mr D Perry against the decision of Monmouthshire County Council.
 - Listed building consent (ref: DM/2022/00419), dated 15 March 2022, was refused by notice dated 18 June 2024.
 - The works proposed are described as “Proposed extension, external and internal alterations to existing dwelling. Including infill roof over external staircase forming link structure. Construction of amenity space balcony. Replacement timber joinery internally and externally. Positioning of Air Source Heat Pump”.
 - A site visit was made on 14 October 2025.
-

Appeal B reference: CAS-03825-P0F7S1

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Ms R Lloyd and Mr D Perry against Monmouthshire County Council.
 - The application (ref: DM/2022/00736) is dated 17 May 2022.
 - The works proposed are described as “Design variations to Planning Permission Ref:- DC/2013/00985. including modified link structure and Construction of amenity balcony”.
 - A site visit was made on 14 October 2025.
-

Decisions

Appeal A

1. For the reasons given above I conclude that the appeal should be allowed in part and dismissed in part. The appeal is dismissed insofar as it relates to the air source heat pumps. The appeal is allowed insofar as it relates to the replacement truss, window boxes, stair removal and re-location, movement of all upper floors, partitions and wall

coverings, roof infill link structure, and listed building consent is granted for replacement truss, window boxes, stair removal and re-location, movement of all upper floors, partitions and wall coverings, roof infill link structure at Little Bank, 8 Porthycarne Street, Usk, NP15 1RY in accordance with the terms of the application, (ref: DM/2022/00419), dated 15 March 2022 and the plans submitted with it so far as relevant to that part of the development hereby permitted and subject to the conditions set out in the attached schedule.

Appeal B

2. The appeal is allowed and planning permission is granted for an air source heat pump, installation of window to the north west and a sky light at Little Bank, 8 Porthycarne Street, Usk, NP15 1RY, in accordance with the terms of the application, (ref: DM/2022/00736), dated 17 May 2022, subject to the conditions set out in the attached schedule.

Procedural Matters

3. On receipt of appeal B in October 2024 a PEDW case officer initially advised that the appeal against the Council's failure to determine the planning application was invalid because it was not made within the requisite 6 month period. That position was subsequently reviewed and the appeal was duly registered.
4. The Council explains that it was unaware that the appeal had been registered and proceeded to determine the application, granting planning permission on 20 December 2024. It is not for me to comment on the legal status of the permission granted by the Council other than to note that it was made outside the period of 'dual jurisdiction' which allows local planning authorities to determine applications subject to non-determination appeals within a 4-week window from the time the appeal is lodged. I shall proceed to determine the appeal.
5. The descriptions of development set out in the above banner headings are taken from the application forms. In relation to appeal A the Council's decision notice uses an amended description which is "Replacement Truss, window boxes, stair removal and re-location. Movement of all upper floors, partitions and wall coverings. roof infill link structure, amenity space balcony. Air Source Heat Pump". The Council has described the proposed development in the planning application (appeal B) as "an air source heat pump, installation of window to the north west and a sky light".
6. As I consider that the Council's wording to be more precise in both cases they shall form the basis of the descriptions I have used in my decisions, noting that these descriptions do not alter the substance of the development as described in the relevant plans except in one respect. The appellants' descriptions refer to an "amenity space balcony" and "amenity balcony" and there is a similar reference in the Council's appeal A wording. However, whilst the early plans submitted with the listed building consent (LBC) application show a balcony and steps connecting to a garden, the later plans show a wall separating the garden with no reference to a balcony or to steps. As the submission of the amended plans effectively withdrew the balcony from the application, I have omitted reference to it in my description of the development as set out in the appeal A decision.
7. During the course of both applications the elevational drawings and the plans ('the plans') were amended several times. I shall determine the appeals on the basis of the latest plans presented to the Council prior to the respective appeals being lodged.
8. After appeal A was determined further revised plans were submitted to the Council in relation to the application the subject of appeal B. I will base my assessment of appeal B on those latest plans, submitted in July 2024. However, Regulation 17 of The Listed

Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024 explains that after notice of appeal an application may not be varied if it changes the substance of the application. Accordingly, I am unable to consider those plans in my assessment of appeal A.

9. Much of the work has already been undertaken. A neighbour points out that some of the work is not in full accordance with the details shown on the plans, and there may be elements of the work that has not been completed. I have assessed the scheme on the basis of the relevant plans, which is the basis of the applications and the associated consultations.
10. The appellants suggest that the provision of the air source heat pump (ASHP) may benefit from permitted development rights. This is a matter outside the remit of a section 78 appeal - sections 191 and 192 of the 1990 Act enable matters of lawfulness of development to be formally determined under a separate procedure that would be unaffected by my decision. As the ASHP forms part of the planning application I shall determine its acceptability on the basis of its planning merits.
11. Given the degree of commonality between the 2 appeals I have dealt with them together distinguishing between them in my reasoning and in my decisions as required.

Applications for costs

12. Applications for costs have been made by Ms R Lloyd and Mr D Perry against Monmouthshire County Council. These applications are the subject of separate Decisions.

Main Issues

13. There is one main issue that applies to both appeals, that is whether the development preserves the special character and interest of this Grade II listed building and the setting of the nearby listed buildings and the character and appearance of the Usk Conservation Area (CA). For appeal B there is an additional main issue, that is the effect of the development on the living conditions of neighbouring residents, particularly in terms of any overlooking or noise disturbance.

Reasons

Listed Building and Conservation Area

14. Little Bank is a long two-storey house that fronts Porthycarne Street. It is listed for its status as an ancillary building to Bank House, which it historically served as a stable, and its group value with other listed buildings in the street. It also lies within the Usk CA. A former Coach House at the rear is now linked to the main building in works previously approved by the Council.
15. A narrow, arrow slit window has been created in the linking structure at first floor which faces the rear amenity space of a neighbouring dwelling. It serves a stairwell and landing with a rooflight above. Cadw raises no objection to this addition and the associated works to house it. In the context of the building, which contains various styles of windows, I agree that this alteration, as proposed, would not harm the character of the building or its surroundings. The work is presently unfinished – the plans show lime render to face the cheeks that frame the opening which had not been applied at the time of my visit.
16. Whilst the appellants point to practical difficulties in gaining access to the external face of the side wall, ensuring access to a party wall is a private interest matter. I agree with the Council that the render is required given that the present exposed stonework is at odds

with the rendered finish that characterises the building. The suggested condition requiring timely implementation of this work is therefore necessary.

17. The other notable alteration to the building is the provision of an air source heat pump (ASHP). During my visit I noted its position at ground level on the northeast elevation of the building where there was also what appeared to be an air conditioning unit which is not part of the scheme before me. For the purposes of appeal A, the relevant plan (No: [PP] 01 B) on which I base my assessment, shows 2 ASHP units side by side on this wall in a position a little below the eaves line.
18. The elevated position of the ASHPs as shown means that they would be unduly prominent. Their bulky design means that they would be incongruous features both in relation to the traditional character of the host building and its surroundings. I agree with the findings of Cadw both in relation to the unacceptability of the ASHP and the acceptability, subject to conditions, of the other alterations. As the ASHP is a severable component of the scheme I shall issue a split decision which will dismiss the appeal in this respect but grant consent for the remainder of the work.
19. In contrast to the LBC application, the application subject of appeal B, was amended to show a single ASHP at ground level in a location screened from any public vantage point. I agree with the Council that it causes no harm to the special character of the building or its surroundings. In all other respects this scheme is the same as appeal A.
20. I conclude on the main issue in relation to appeal A that the ASHP would harm the character and appearance of the host listed building and the Conservation Area in conflict with Planning Policy Wales 12 (PPW) and Technical Advice Note 24. The remainder of the works the subject of the LBC appeal and the entirety of the works the subject of appeal B do not harm the special character or interest of the host listed building or the setting of any nearby listed buildings, nor is there any harm to the character or appearance of the CA. In these respects, the schemes align with national policy.

Living Conditions

21. My visit confirmed the potential for overlooking from the first-floor side window on to the adjoining rear amenity space of the neighbouring property, which enjoys a high level of privacy at present. As the Council suggests, ensuring that the window is non-opening and is fitted with obscure glazing at all times, will avoid what would otherwise be potentially intrusive overlooking. Concerns over overlooking from the balcony do not arise as it does not form part of the scheme.
22. The Council's Specialist Environmental Health Officer expressed concerns over the potential of noise from the wall mounted AHSP. The position now proposed in appeal B overcomes those concerns, subject to the imposition of a noise limiting condition.
23. I note photographs that have been presented showing light being emitted through the subject narrow window. Such effects are commonplace between neighbouring properties in urban locations and do not cause unacceptable disturbance to nearby residents.
24. Thus, on the second main issue I find the effects of the development on the living conditions of neighbouring residents, subject to the mitigating conditions, to be acceptable. The scheme therefore accords with policies DES1 and EP1 of the Monmouthshire Local Development Plan.

Other Matters

25. I note that the appellants describe personal circumstances that have been affected by the delay in processing the applications, but this does not affect my assessment of the planning merits of the schemes.

26. In accordance with the expectations of PPW the scheme proposes biodiversity enhancement measures, which can be secured by planning condition.
27. An objector questions the need for the side window given the rooflight that serves the same space. As I have found that it causes no harm, any question of necessity does not arise.

Conclusion

28. For the foregoing reasons I find that the AHSPs proposed in appeal A would cause unacceptable harm to the host buildings and its surroundings and as such I shall dismiss that element of the appeal. I shall allow the appeal in respect to the remaining elements of that appeal and in relation to appeal B as they would cause no unacceptable effects.
29. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives.

H W Jones

INSPECTOR

SCHEDULE OF CONDITIONS

Appeal A, Ref: CAS-03795-L9Y4M5

1. The development shall be carried out in accordance with the following approved plans: [PP] 01 B and [PP] 02, except insofar as it relates to the air source heat pumps.
REASON: To ensure the development is carried out in accordance with the approved plans submitted with the application.
2. Within 3 months of the date of this decision the following works shall be completed in full in respect of the first-floor landing window (to the North West elevation):
 - (i) The window shall be non-opening and fitted with obscure glazing to a level equivalent to Pilkington scale of obscurity level 3;
 - (ii) Both cheeks to the window shall be lime rendered, as noted on approved plan [PP] 01 B.The window shall remain non-opening and obscure glazed thereafter.
REASON: To protect local residential amenity and to ensure compliance with Policies DES1 and EP1 of the Monmouthshire Local Development Plan.
3. Within 3 months of the date of this decision the biodiversity enhancement measures shown on the approved plans shall be completed in full and thereafter retained.
REASON: To secure biodiversity enhancement in compliance with Planning Policy Wales.

Appeal B, Ref: CAS-03825-P0F7S1

1. The development shall be carried out in accordance with the following approved plans: [PP] 01 C and [PP] 02 A.

REASON: To ensure the development is carried out in accordance with the approved plans submitted with the application.

2. Within 3 months of the date of this decision the following works shall be completed in full in respect of the first-floor landing window (to the North West elevation):
 - (iii) The window shall be non-opening and fitted with obscure glazing to a level equivalent to Pilkington scale of obscurity level 3;
 - (iv) Both cheeks to the window shall be lime rendered, as noted on approved Drawing [PP] 01 C.

The window shall remain non-opening and obscure glazed thereafter.

REASON: To protect local residential amenity and to ensure compliance with Policies DES1 and EP1 of the Monmouthshire Local Development Plan.

3. The noise level emitted from the Air Source Heat Pump hereby approved, as shown on Drawing [PP] 01 C, shall not exceed 60dB Sound Power Level (SWL) at any time.

REASON: To protect local residential amenity and to ensure compliance with Policies DES1 and EP1 of the Monmouthshire Local Development Plan.

4. Within 3 months of the date of this decision the biodiversity enhancement measures shown on the approved plans shall be completed in full and thereafter retained.

REASON: To secure future biodiversity enhancement in compliance with Planning Policy Wales.



Costs Decisions

by H W Jones BA(Hons) BTP MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 18/12/2025

Costs applications in relation to Appeal Refs: CAS-03795-L9Y4M5 & CAS-03825-P0F7S1

Site address: Little Bank, 8 Porthycarne Street, Usk, NP15 1RY

Application A: in relation to Appeal Ref: CAS-03795-L9Y4M5

- The application is made under Section 181 of the Historic Environment (Wales) Act 2023.
 - The application is made by Ms R Lloyd and Mr D Perry for a full award of costs against Monmouthshire County Council.
 - The appeal was against the refusal of listed building consent for works described as “Proposed extension, external and internal alterations to existing dwelling. Including infill roof over external staircase forming link structure. Construction of amenity space balcony. Replacement timber joinery internally and externally. Positioning of Air Source Heat Pump”.
 - A site visit was made by the Inspector on 14 October 2025.
-

Application B: in relation to Appeal Ref: CAS-03825-P0F7S1

- The application is made under the Town and Country Planning Act 1990, sections 78, 322C and Schedule 6.
 - The application is made by Ms R Lloyd and Mr D Perry for a full award of costs against Monmouthshire County Council.
 - The appeal was against the failure of the Council to issue a notice of their decision within the prescribed period on an application for works described as “Design variations to Planning Permission Ref:- DC/2013/00985. including modified link structure and Construction of amenity balcony”.
 - A site visit was made by the Inspector on 14 October 2025.
-

Decisions

1. Application A for an award of costs is refused.
2. Application B for an award of costs is approved in the terms set out below.

Reasons

3. The Section 12 Annex ‘Award of Costs’ of the Development Management Manual (‘the Annex’) advises that, irrespective of the outcome of an appeal, costs may only be

- awarded against a party who has behaved unreasonably, thereby causing the party applying for costs to incur unnecessary or wasted expense in the appeal process.
4. The basis of both applications is that taking over 2 years to determine the listed building consent and planning applications was unjustified and that the Council's behaviour during that time was unreasonable in failing to respond to communications from the applicants and their agents.
 5. There are issues raised by the applicants which are outside the scope of the costs regime for the 2 applications under consideration, these include complaints to the Ombudsman, allegations over the safety of the building and implications for building control, and the behaviour of others.
 6. It is clear that both applications became protracted. However, the scope of these costs applications are limited to the appeal process and matters that directly influence such proceedings. Matters such as the effects of any delay on the household's personal circumstances are outside scope, as are the costs incurred in engaging architects in pursuing those applications with the Council.
 7. It was open to the applicants to submit an appeal against non-determination in respect of both the applications, once the statutory 8-week periods had expired. It is evident that the applicants chose to engage with the Council in efforts to seek amendments to the scheme that would secure a positive outcome to those applications. Indeed, there were several iterations of the drawings that were presented during this time, which were deemed necessary because of issues identified with the original submission, including inaccuracies.
 8. The need for revised drawings and clarification of the extent of the works and the status of previous consents meant that the case was somewhat complicated. It seems that the need to appoint new agents to represent the applicants contributed to that complexity.
 9. With regard to the listed building consent (LBC) application and noting the photographic evidence of its position on the site, the applicants are firmly of the view that it was clearly their intention to seek consent to position the air source heat pump (ASHP) at ground level. However, that is simply not what the latest drawings depicted at the time of that decision. The Council has explained that it had sought to negotiate with the applicants' agent to resolve outstanding issues including the number and position of ASHPs. It is evident that the negotiations resulted in the submission of amended plans in relation to biodiversity enhancements and the detailing around the new window but not in relation to the 2 ASHPs. In the circumstances its decision to determine the application on the basis of the amended drawings presented on behalf of the applicants was not unreasonable. Accordingly, the applicants have not incurred wasted expense in pursuing the LBC appeal the subject of application A.
 10. I turn to consider application B. The Council explains that in July 2024, after the refusal of the LBC application, it received amended plans that showed the omission of the 2 ASHP at first floor level of the northeast elevation and the inclusion of 1 unit at ground level. There is no dispute that the amendment addressed the concerns that led it to refuse LBC, and the Council accepts that there were no longer grounds to withhold planning permission. It does not explain why it did not issue the planning permission at that time.
 11. Paragraph 3.10 of the Annex identifies the failure to determine an application within the statutory limits, "where it is clear that there was no substantive reason to justify delaying the determination" as an example of unreasonable behaviour. In this case the Council took no action following receipt of acceptable drawings until the appeal for non-determination was lodged some 3 to 4 months later. This failure to determine the

application was unreasonable and caused the appellant to pursue an appeal thereby incurring wasted expense. Thus a full award of costs is justified and the application for an award of costs is allowed in the terms below.

Conclusions

Application A

12. The application for an award of costs is refused.

Application B - Costs Order

13. In exercise of the powers under Section 322C and Schedule 6 of the Town and Country Planning Act 1990 as amended, and all other enabling powers in that behalf, IT IS HEREBY ORDERED that Monmouthshire County Council shall pay to Ms R Lloyd and Mr D Perry, the costs of the appeal proceedings described in the heading of this decision; such costs to be assessed in the Senior Courts Costs Office if not agreed.

14. The applicants are now invited to submit to Monmouthshire County Council, to whom a copy of this decision has been sent, details of those costs with a view to reaching agreement as to the amount.

H W Jones

INSPECTOR

This page is intentionally left blank