

MONMOUTHSHIRE COUNTY COUNCIL

Minutes of the meeting of Planning Committee held at The Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA on Monday, 7th September, 2026 at 2.00 pm

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

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

County Councillors: Louise Brown and David Jones attended the
meeting by invitation of the Chair.

OFFICERS IN ATTENDANCE:

Andrew Jones	Head of Planning
Kate Bingham	Senior Development Management Officer
Kate Young	Senior Development Management Officer
Joanne Chase	Head of Commercial Law
Cameron Edwards	Trainee Solicitor
Richard Williams	Democratic Services Officer

County Councillors Tony Easson and Steven Garratt joined the meeting late due to technical issues and therefore abstained from voting in respect of application DM/2019/02051.

County Councillor Fay Bromfield left the meeting following determination of application DM/2019/02051 and did not return.

County Councillors Tony Easson and Steven Garratt left the meeting following determination of application DM/2025/01516 and did not return.

APOLOGIES:

County Councillor Ben Callard

1. Declarations of Interest

None received.

2. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 4th August 2026 were confirmed as an accurate record.

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3. Application DM/2019/02051 - Construction of 20no. affordable housing units, landscaping and associated works. Land at Wern Gifford, Pandy, Abergavenny, NP7 8DL

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

The application had been re-presented to Planning Committee on 5th November 2025 where the Committee had considered the report of the application and late correspondence which had been recommended for approval subject to the conditions and subject to a Section 106 Agreement.

The Committee had been minded to defer consideration of the application to verify with Dwr Cymru Welsh Water (DCWW) that foul sewerage arrangements for the proposed development would not exacerbate existing issues in the locality.

It was also noted that the application was subject to a Call-in Request which was still being considered by Welsh Ministers.

Therefore, the application was re-presented to Planning Committee for consideration subject to the outcome of the call-in process.

<https://www.youtube.com/live/AQ0U9oRq4E?si=0QpYicf8csW2LfFn&t=237>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Maureen Powell and seconded by County Councillor Fay Bromfield that application DM/2019/02051 be refused on the grounds that there has been an inadequate response from Dwr Cymru Welsh Water and that tests are still pending.

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

For refusal	-	9
Against refusal	-	2
Abstentions	-	2

The proposition was carried.

It was therefore proposed by County Councillor Rachel Buckler and seconded by County Councillor Emma Bryn that consideration of application DM/2019/02051 be deferred to the next Planning Committee meeting with reasons for refusal.

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

For deferral	-	13
Against deferral	-	0
Abstentions	-	1

The proposition was carried.

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We resolved that consideration of application DM/2019/02051 be deferred to the next Planning Committee meeting with reasons for refusal.

4. Application DM/2025/01111 - Modification and/or removal of conditions 4,6,7,8 and 9 of planning permission M08655, including minor material amendments to barn design. Property Known As Oxpool Barn Argoed Road Earlswood Shirenewton Monmouthshire

We considered the report of the application which was recommended for approval subject to the conditions outlined in the report.

https://www.youtube.com/live/_AQ0U9oRq4E?si=mD1kneYSt4wKjDP1&t=2650

In noting the detail of the application and the views expressed, it was proposed by County Councillor Peter Strong and seconded by County Councillor Dale Rooke that application DM/2025/01111 be approved subject to the conditions outlined in the report with an enhancement to Condition 7.

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

For approval	-	13
Against approval	-	1
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2025/01111 be approved subject to the conditions outlined in the report with an enhancement to Condition 7.

5. Application DM/2025/01516 - Erection of a steel frame agricultural building on agricultural land (The outbuilding will be used primarily for animal feed and hay storage, and storage of agricultural equipment, large enough to house a farm tractor and associated attachments). Swallows Nest Tyr Pwll Parc Llettis Road Coldbrook Abergavenny

We considered the report of the application which was recommended for approval subject to the conditions outlined in the report.

https://www.youtube.com/live/_AQ0U9oRq4E?si=94frJm52Yp5Mw51H&t=4583

In noting the detail of the application and the views expressed, it was proposed by County Councillor Maureen Powell and seconded by County Councillor Dale Rooke that application DM/2025/01516 be approved subject to the conditions outlined in the report with the addition of two further conditions, namely:

- To manage agricultural use in terms of livestock.
- To include a lighting condition as the application is located within a dark sky area.

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

For approval	-	12
Against approval	-	0
Abstentions	-	2

The proposition was carried.

We resolved that application DM/2025/01516 be approved subject to the conditions outlined in the report with the addition of two further conditions, namely:

- To manage agricultural use in terms of livestock.
- To include a lighting condition as the application is located within a dark sky area.

6. Application DM/2025/01607 - Change of use from agricultural land to leisure and tourism for glamping. Swallows Nest Tyr Pwll Parc Llettis Road Coldbrook Abergavenny

We considered the report of the application which was recommended for approval subject to the conditions outlined in the report.

<https://www.youtube.com/live/AQ0U9oRq4E?si=W9OMf0Bm2vBuYAGa&t=5971>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Dale Rooke and seconded by County Councillor Emma Bryn that application DM/2025/01607 be approved subject to the conditions outlined in the report with an additional condition, namely:

- Hot tub water management.

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

For approval	-	9
Against approval	-	0
Abstentions	-	3

The proposition was carried.

We resolved that application DM/2025/01607 be approved subject to the conditions outlined in the report with an additional condition, namely:

- Hot tub water management.

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

https://www.youtube.com/live/AQ0U9oRq4E?si=a8BgMpZtBzC_O0zk&t=7513

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**7.1. Land at Llangovan, Monmouth, NP25 4BU otherwise known as Roots
Farm, Trecastle Lane, Llangovan, NP25 4BU**

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at Llangovan, Monmouth, NP25 4BU otherwise known as Roots Farm, Trecastle Lane, Llangovan, NP25 4BU on 13th July 2026.

We noted the appeal decision as follows:

1 It is directed that the enforcement notice (the notice) is corrected and varied as set out below:

- In Schedule 2 (Alleged breach of Planning Control) change 'Unauthorised material change of use of the land from agriculture to residential use including....' to 'Unauthorised material change of use of the land from agriculture to a mixed use comprising agriculture and residential including...'.
- In schedule 4 (Time for compliance) change 'Six Months' to 'Twelve months'.

2. Subject to this correction and variation, I dismiss the appeal and uphold the enforcement notice.

The meeting ended at 4.06 pm.