

MONMOUTHSHIRE COUNTY COUNCIL

Minutes of the meeting of Planning Committee held
at The Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA on Tuesday, 7th
March, 2017 at 2.00 pm

PRESENT: County Councillor R. Edwards (Chairman)
County Councillor P. Clarke (Vice Chairman)

County Councillors: D. Blakebrough, R. Chapman, D. Dovey,
D. Edwards, R. Harris, B. Hayward, J. Higginson, P. Murphy,
M. Powell, B. Strong and A. Wintle

County Councillors G. Burrows and G. Down attended the meeting
by invitation of the Chair.

OFFICERS IN ATTENDANCE:

Mark Hand	Head of Planning, Housing and Place-Shaping
Philip Thomas	Development Services Manager
Paula Clarke	Planning Applications and Enforcement Manager
Shirley Wiggam	Senior Strategy & Policy Officer
Mark Davies	Traffic & Development Manager
Robert Tranter	Head of Legal Services & Monitoring Officer
Richard Williams	Democratic Services Officer

APOLOGIES:

County Councillors D. Evans, P. Watts and A. Webb

1. Declarations of Interest

There were no declarations of interest made by Members.

2. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 7th February 2017 were confirmed and signed by the Chair.

3. APPLICATION DC/2010/00969 - 15 SPECIALIST CARE APARTMENTS FOR THE OVER 55 AGE GROUP WITH CAR PARKING; ACCESS OFF THE EXISTING PUBLIC CAR PARK. LAND AT REAR ST. MAURS, BEAUFORT SQUARE, CHEPSTOW

We considered the report of the application and late correspondence, which was presented for refusal for the three reasons, as outlined in the report.

The local Member for St. Mary's was unable to attend the Planning Committee meeting to speak in respect of this application. However, the Chair had agreed that a Member of the Committee would relay his views to the Committee, as follows:

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- The proposed development would have a serious impact on the historic heart of Chepstow in terms of amenity, architecture and in many other ways both while the development is carried out and subsequently.
- The local Member questions the suitability of the site for this kind of development.
- Therefore, the local Member urges the Committee to consider refusal of this application based on the grounds mentioned and in accordance with the officer recommendation.

Having considered the report of the application and the views expressed by the local Member, Members expressed the following concerns:

- Access through the car park to the site will have a negative impact on existing parking facilities available for shoppers. Parking provision in Chepstow is already limited.
- The alternative access via Hocker Hill Street would not be suitable.
- The development would be located within a tight site and would impose on the ancient monument.

It was therefore proposed by County Councillor R.J. Higginson and seconded by County Councillor P. Murphy that application DC/2010/00969 be refused for the three reasons, as outlined in the report.

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

For refusal	-	13
Against refusal	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DC/2010/00969 be refused for the three reasons, as outlined in the report.

4. APPLICATION DC/2016/00953 - OUTLINE APPLICATION FOR HOUSING DEVELOPMENT, 17 UNITS WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS. HILL FARM PWLLMEYRIC

We considered the report of the application and late correspondence, which was recommended for approval subject to the eight conditions, as outlined in the report and also subject to the conditions, as outlined in late correspondence relating to Green Infrastructure and Ecology. Also, subject to a Section 106 Agreement requiring that nine of the dwelling units be provided as affordable housing either for low cost home ownership or social rent; that a financial contribution of £56,438 be made in lieu of

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affordable housing in respect of proposed plots 1 and 2, and a financial contribution to be made for the adoption of Pentwyn Close.

The local Member for Shirenewton, attending the meeting by invitation of the Chair, outlined the following points:

The site is located within the Local Development Plan (LDP) and the principle of development at this site has been agreed. However, the following points were made:

- The existing access is the width of a steel container. The back wall of Hill House will be demolished together with an old out building. However, the local Member is still not convinced that the access will be adequate for passing traffic and a footpath.
- The proposed changes in Pentwyn Close – There is a proposal to bisect the turning circle and provide landscaping to one half of the circle and leaving the other half as highway. Concern was expressed that maintenance of the landscaped area will not be maintained in future. There is no need for this to be landscaped. White lines on the road would be adequate for determining priority.
- There is evidence of sewage overflow from two manhole covers close to Mounton Brook. Welsh Water has put some straw bales and fencing around the manholes. However, improvements to the sewerage needs to be undertaken before any work should commence on the development.
- The development is located on the northern side of the A48. All facilities / amenities are located on the southern side of the A48. A condition should be added to the development that a pedestrian crossing be provided on the A48 to allow easy access to amenities.

The Traffic and Development Manager informed the Committee that the applicant has demonstrated that they can provide a 4.8 metre wide carriageway which is a standard width for residential development which is more than adequate to allow a standard delivery vehicle and a car to pass. A footway is also being provided that links into the existing footway provision into Pentwyn Close and on the A48.

With regard to landscaping, the applicant, as part of the Section 278 Agreement, will pay the Authority a commuted sum for future maintenance liabilities of the landscaped area. The technical details of the landscaping can be negotiated at a later date. Therefore, the principles are there to provide a suitable means of access.

The original allocation in the LDP did not identify the need to provide a pedestrian crossing on the A48 at this location and it would be difficult to justify that provision at this stage for a development of this kind. Section 278 funding would fall considerably short with regard to funding such a crossing.

Having considered the report of the application and the views expressed, Members noted the following points:

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- The LDP has designated this area for development.
- The access issues are adequate for the development.
- The sewage plan will need to be addressed at the reserved matters stage.
- The design of the development needs to be in keeping with the surrounding area which should be addressed with the applicant at the pre-application stage.
- In response to a Member's question regarding school children accessing local primary schools, the local Member informed the Committee that the catchment area primary school is The Dell and the secondary school is Chepstow Comprehensive School. There are buses that collect and return the children to and from school. There are bus stops in the village but the road is busy.

The Head of Planning, Housing and Place Shaping reminded Members that this is a 60-40 site with the main purpose to deliver the affordable housing that is required. Therefore, Section 106 Funding was not asked for. It was also clarified that the affordable housing mix would be secured at Reserved Matters stage but that the mix indicated on the layout plan was not approved as it did not match the Housing Officer's requirements.

It was therefore proposed by County Councillor P. Murphy and seconded by County Councillor R.G. Harris that application DC/2016/00953 be approved subject to the eight conditions, as outlined in the report and also subject to the conditions, as outlined in late correspondence relating to Green Infrastructure and Ecology. Also, subject to a Section 106 Agreement requiring that nine of the dwelling units be provided as affordable housing either for low cost home ownership or social rent; that a financial contribution of £56,438 be made in lieu of affordable housing in respect of proposed plots 1 and 2, and a financial contribution to be made for the adoption of Pentwyn Close.

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

For approval	-	13
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DC/2016/00953 be approved subject to the eight conditions, as outlined in the report and also subject to the conditions, as outlined in late correspondence relating to Green Infrastructure and Ecology. Also, subject to a Section 106 Agreement requiring that nine of the dwelling units be provided as affordable housing either for low cost home ownership or social rent; that a financial contribution of £56,438 be made in lieu of affordable housing in respect of proposed plots 1 and 2, and a financial contribution to be made for the adoption of Pentwyn Close.

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5. APPLICATION DC/2016/01449 - A DIGITAL NOTICE BOARD PROVIDING PUBLIC INFORMATION AND POTENTIALLY COMMERCIAL ADVERTISING, PUBLIC OPEN SPACE, JUNCTION OF HIGH STREET AND NEVILL STREET, ABERGAVENNY

We considered the report of the application and late correspondence, which was recommended for approval subject to the two conditions, as outlined in the report.

The Cabinet Member with responsibility for Social Care, Safeguarding and Health, attended the meeting by invitation of the Chair and outlined the following points in respect of applications DC/2016/01449 and DC/2016/01452 which refer to the provision of digital notice boards in Abergavenny.

The principles behind the provision of digital notice boards:

- The digital notice boards will not be used for advertising.
- They are meant for communicating events and matters of interest to the passing viewing community.
- The driver behind the digital notice boards is not commercial.
- The Authority is obtaining high quality enquiries to place content on the first boards but it is taking time to establish the type of content that works for this medium.
- The content for the moment is free but a small subscription or one off fee is envisaged in the future to cover costs.
- The Civic Society will have their content on the board in perpetuity and will be free of charge.
- Monmouthshire County Council will be the final arbiter of any contracts going forward and with whom.
- No further boards will be installed, until everyone is satisfied that all issues have been resolved but it would be helpful to have all of the permissions in place before the Cabinet Member leaves the Council at the end of this Council term.
- A digital platform of around a dozen digital boards across the County is envisioned providing Countywide content and information specific to their locality.

The local Member for Grofield, also a Planning Committee Member, expressed his support for the application and had no objection to its location. Feedback from the public regarding the existing board has been excellent.

The Cabinet Member asked that the Committee considers retaining the present colour, as with all of the other digital notice boards, to maintain the look.

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Having considered the report of the application and the views expressed, Members expressed their support for the application and thanked the Cabinet Member for the work that he has undertaken in driving this matter forward.

It was therefore proposed by County Councillor D. Edwards and seconded by County Councillor M. Powell that application DC/2016/01449 be approved subject to the two conditions, as outlined in the report and that an additional condition be added to ensure that the screen frame is blue, not black, to match the notice board on which it will be mounted.

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

For approval	-	13
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DC/2016/01449 be approved subject to the two conditions, as outlined in the report and that an additional condition be added to ensure that the screen frame is blue, not black, to match the notice board on which it will be mounted.

6. APPLICATION DC/2016/01452 - A DIGITAL NOTICE BOARD PROVIDING PUBLIC INFORMATION AND POTENTIALLY COMMERCIAL ADVERTISING. PUBLIC OPEN SPACE, ST JOHNS SQUARE, ABERGAVENNY

We considered the report of the application and late correspondence, which was recommended for approval subject to the two conditions, as outlined in the report.

The local Member for Grofield, also a Planning Committee Member, considered that the proposed digital notice board will be located in the wrong place. He considered that it would be better located at the far end of St. John Square near to the Sue Ryder Shop.

The Development Services Manager informed the Committee that the waste bin and planter, currently located near to the proposed site for the digital display board, could be moved, if required, to improve access. The plan did not clearly reflect the proposed location and the sign will not be sited so as to create an obstruction to pedestrian movement in combination with other street furniture.

The location for the digital display board was chosen as one of three areas within the town in which digital display boards could be located. This location will capture passing pedestrian traffic and will be north facing, as will the other two boards, to avoid glare from the sun. The electrical cabling is already in place at this location, next to the B.T. Cabinet.

Having received the report of the application and the views expressed, the majority of Members considered that the proposed digital display board will be located in the correct place and expressed their support for the application.

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Having listened to the explanations with regard to the reasoning behind the location of the proposed digital display board, the local Member was content with the application.

It was therefore proposed by County Councillor D. Edwards and seconded by County Councillor P. Murphy that application DC/2016/01452 be approved subject to the two conditions, as outlined in the report and that an additional condition be added that the notice board is blue to match others in the town centre.

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

For approval	-	13
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DC/2016/01452 be approved subject to the two conditions, as outlined in the report and that an additional condition be added that the notice board is blue to match others in the town centre.

7. APPLICATION DC/2017/00090 - PROPOSED INTERNAL REORGANISATION AND EXTENSION TO EXISTING DWELLING. LINDSEY, THE NARTH, MONMOUTH, NP25 4QN

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

The local Member for Trellech United, also a Planning Committee Member, expressed her support for the application.

Having considered the report of the application and the views expressed, it was proposed by County Councillor D. Blakebrough and seconded by County Councillor P.R. Clarke that application DC/2017/00090 be approved subject to the two conditions, as outlined in the report.

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

For approval	-	13
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DC/2017/00090 be approved subject to the two conditions, as outlined in the report.

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8. Local Development Plan Draft Sustainable Tourism Accommodation Supplementary Planning Guidance

We considered the draft Supplementary Planning Guidance (SPG) on sustainable Tourism Accommodation, with a view to issuing for consultation.

We resolved to endorse the draft Supplementary Planning Guidance (SPG) on sustainable Tourism Accommodation, with a view to issuing for consultation and to recommend to the Cabinet Member for Innovation, Enterprise and Leisure accordingly.

9. Appeal Decision - Chapel Road, Abergavenny

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been made on 6th February 2017. Site: 1 Chapel Road, Abergavenny.

The appeal had been dismissed.

10. Appeal Decision - Highway Barn Mitchel Troy

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been made on 23rd December 2016. Site: Highway Barn, Common Road, Mitchel Troy.

The appeal was allowed and planning permission was granted for a single storey lean-to extension on the western (rear) elevation at Highway Barn, Common Road, Mitchel Troy NP25 4JB in accordance with the terms of the application, Ref DC/2016/00917, dated 02 August 2016, and the plans submitted with it, subject to the following conditions:

1) The development shall begin no later than five years from the date of this decision.

2) The development shall be carried out in accordance with the following approved plans and documents: 01 (Location and site plan); 02 (Existing elevations and plans); 03 (Proposed elevations and plans); 04 (Existing isometric drawing); 05 (Existing isometric drawing); 06 (Existing isometric drawing); 07(Existing isometric drawing); 08 (Proposed isometric drawing); 09 (Proposed isometric drawing); 10 (Proposed isometric drawing); and 11 (Proposed isometric drawing).

3) The Oak trees shall be protected in accordance with the recommendations laid down in Section 6 of the BS 5837 Survey and Arboricultural Method Statement prepared by Broadway Tree Consultancy dated July 2016.

11. Appeal Decision - The Old Stable, Abergavenny

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been made on 12th January 2017. Site: Land at the Old Stable, Union Road East, rear of 150 St. Helens Road, Abergavenny.

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The appeal was allowed on ground (g), and the enforcement notice was varied: by the insertion of "or stained" in the second part of the requirement in Schedule 4 of the notice so that it read "The windows and doors should be changed to painted or stained timber"; and by the deletion of 3 calendar months and the substitution of 6 calendar months as the time for compliance specified in Schedule 4 of the notice. Subject to these variations the enforcement notice was upheld and planning permission was refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended.

12. Appeals received

We received and noted the appeals received.

13. Planning Committee Meeting - May 2017

The date of the May Planning Committee meeting has had to be changed and will now be held on Tuesday 25th April 2017 commencing at 2.00pm.

The meeting ended at 3.18pm