

MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the Planning Committee held in the Council Chamber, County Hall,
Usk on Tuesday 8th September 2015 at 2.00 p.m.**

PRESENT: County Councillor R. Edwards (Chairman)

County Councillors: D. Blakebrough, P.R. Clarke, D.L. Edwards, D.J. Evans, R.G. Harris, R.J. Higginson, R.J.C. Hayward, P. Murphy, M. Powell, B. Strong, F. Taylor, P. Watts, A.E. Webb and A.M. Wintle.

OFFICERS IN ATTENDANCE:

Mr. M. Hand	-	Head of Planning
Mr. P. Thomas	-	Development Services Manager
Mr. R. Tranter	-	Head of Legal Services
Mr. R. Williams	-	Democratic Services Officer

APOLOGIES FOR ABSENCE

1.- Apologies for absence were received from County Councillor D.L.S. Dovey.

DECLARATIONS OF INTEREST

2.- Declarations of interest are identified under the relevant minute.

MINUTES

3.- The minutes of the Planning Committee meeting held on 4th August 2015 were confirmed and signed by the Chairman.

PLANNING APPLICATIONS

4. - Planning applications considered at the meeting were dealt with in the order outlined in the agenda.

We received the report presented by the Head of Planning and the Development Services Manager and resolved that the following applications be approved subject to the conditions outlined in the report:

Application DC/2015/00888†* - Renewal of Previous Consent DC/2009/01209 - Existing Double Garage to be Converted to an Office and Plant/Store Room and Extended Vertically to Create an Additional Storey Containing a Bedroom and En-Suite Bathroom; A New Double Garage is to be Constructed in Front of The Existing. 12 Duchess Road, Monmouth.

Application DC/2015/00919* - Erection of One Steel Portal Grain Store. Land at Pont Kemeys Farm, Kemeys Road, Chainbridge.

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Notes

† Denotes that objections were made to these applications.

* Denotes that late correspondence was received in respect of these applications.

Application DC/2015/00888†*

Denotes that County Councillor R.J.C. Hayward declared a personal and prejudicial interest in this application under the Members' Code of Conduct, as he is the owner of the property. He left the meeting taking no part in the discussion or voting thereon.

The following applications were considered where debate ensued.

- (a) **Application DC/2014/00229†* - Demolition of Existing Garage; Construction of New Detached Dwelling; Construction of New Attached Garage on to Existing Dwelling. 41 Duchess Road, Osbaston, Monmouth.**

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

The local Member for Dixton with Osbaston ward, also a Planning Committee Member, indicated that he was not against the construction of a new dwelling but expressed concern that the proposed property might create a cramped street scene due to its size. The proposed property would be half a metre from the boundary of a footpath. A smaller property would be better suited on this site.

Having considered the application and the views expressed it was considered that an additional condition be added regarding hedge retention at the rear of the plot and that this be incorporated into the landscaping scheme.

It was proposed by County Councillor R.J.C. Hayward and seconded by County Councillor R.J. Higginson that application DC/2014/00229 be approved subject to seven conditions, as outlined in the report and that an additional condition be added regarding hedge retention at the rear of the plot and that this be incorporated into the landscaping scheme.

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

For approval	-	14
Against Approval	-	0
Abstentions	-	1

The proposition was carried.

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We resolved that application DC/2014/00229 be approved subject to seven conditions, as outlined in the report and that an additional condition be added regarding hedge retention at the rear of the plot and that this be incorporated into the landscaping scheme.

(b) **Application DC/2014/01489†* - Demolition of Existing Dwelling and Replacement with New Residential Dwelling with Associated Access, Curtilage and Landscaping Works. Pwll Y Cath, Newchurch, Devauden.**

We considered the report of the application which was recommended for approval subject to 18 conditions, as outlined in the report.

In doing so, it was proposed by County Councillor D. Blakebrough and seconded by County Councillor M. Powell that consideration of application DC/2014/01489 be deferred to a future Planning Committee meeting as concern had been expressed about the replacement dwelling being too prominent in the location proposed that was beyond the existing residential curtilage. It was proposed that the applicant be requested to reconsider siting the proposed dwelling to a position within the existing curtilage.

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

In favour of deferral	-	15
Against deferral	-	0
Abstentions	-	0

The proposition was carried.

We resolved that consideration of application DC/2014/01489 would be deferred to a future Planning Committee meeting as concern had been expressed about the replacement dwelling being too prominent in the location proposed that was beyond the existing residential curtilage. The applicant would be requested to reconsider siting the proposed dwelling to a position within the existing curtilage.

(c) **Application DC/2015/00247†* - Construction of a Ground-Mounted Solar Photovoltaic (PV) Generation Project and Associated Works. Oak Grove Farm, A48 Crick Road, Caerwent.**

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

In doing so, some members expressed their support for the application stating that the site was a suitable location for the application.

In response to Members' questions, it was noted that extensive archaeological trial digs had been undertaken. A watching brief was being maintained. A glint and glare assessment of the solar panels had been undertaken. Findings had indicated that there were no adverse effects.

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It was proposed by County Councillor P. Murphy and seconded by County Councillor R.G. Harris that application DC/2015/00247 be approved subject to the conditions, as outlined in the report.

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

For approval	-	14
Against Approval	-	2
Abstentions	-	0

The proposition was carried.

We resolved that application DC/2015/00247 be approved subject to the conditions, as outlined in the report.

(d) **Application DC/2015/00771†* - Change of Use From Use Class A1 To A3. Wesley Buildings, Newport Road, Caldicot.**

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

In doing so, some Members considered that there was no need for an additional catering establishment located within Caldicot, as there were already 11 such establishments already located within the town. An additional catering unit would detrimentally affect the sustainability of existing establishments in this area.

It was noted that the Caldicot Town Team had commissioned a Community Needs Analysis survey to establish what local people / businesses required within the town.

Other Members expressed their support for the application, as there were no grounds to refuse the application.

Having considered the report of the application and the views expressed, it was proposed by County Councillor R.J. Higginson and seconded by County Councillor D. Evans that application DC/2015/00771 be refused on the grounds that it would detrimentally affect the sustainability of existing establishments in this area.

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

For refusal	-	4
Against refusal	-	11
Abstentions	-	0

The proposition was not carried.

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The Planning Committee then undertook a vote to consider whether to approve the application, as follows.

For approval	-	11
Against approval	-	4
Abstentions	-	0

We resolved that application DC/2015/00771 be approved subject to two conditions, as outlined in the report.

The meeting ended at 3.44p.m.