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MONMOUTHSHIRE COUNTY COUNCIL**

**Minutes of the meeting of Planning Committee held  
at The Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA on Tuesday, 5th  
February, 2019 at 2.00 pm**

**PRESENT:** County Councillor P. Clarke (Vice Chairman)

County Councillors: L. Brown, A. Davies, D. Dovey, D. Evans, M. Feakins, R. Harris, J. Higginson, P. Murphy, M. Powell and A. Webb

**OFFICERS IN ATTENDANCE:**

Mark Hand	Head of Planning, Housing and Place-Shaping
Philip Thomas	Development Services Manager
Craig O'Connor	Development Management Area Team Manager
Andrew Jones	Development Management Area Team Manager
John Rogers	Legal Officer
Richard Williams	Democratic Services Officer

**APOLOGIES:**

County Councillors: R. Edwards, J. Becker and G. Howard

**1. Declarations of Interest**

There were no declarations of interest raised by Members.

**2. Confirmation of Minutes**

The minutes of the Planning Committee meeting dated 8th January 2019 were confirmed and signed by the Chair.

**3. Application DM/2018/01349 - Construction of one bungalow. Change of use of land. Plot Between 4 And 5 Ebbw Road Caldicot Monmouthshire**

We considered the report of the application, and late correspondence, which was recommended for approval subject to the seven conditions, as outlined in the report and subject to a Section 106 legal agreement.

In considering the detail of the application, the following conditions would be added:

- Details of the new footway / vehicle crossover along the frontage of the site to be submitted to and approved by the Local Planning Authority prior to works commencing on site and to be carried out as per the approved details.
- The hardstanding at the front of the plot to consist of permeable materials.

It was proposed by County Councillor A. Davies and seconded by County Councillor J. Higginson that application DM/2018/01349 be approved subject to the seven conditions,

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as outlined in the report and subject to a Section 106 legal agreement. In addition, the following two conditions would also be added:

- Details of the new footway / vehicle crossover along the frontage of the site to be submitted to and approved by the Local Planning Authority prior to works commencing on site and to be carried out as per the approved details.
- The hardstanding at the front of the plot to consist of permeable materials.

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

For approval	-	11
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2018/01349 be approved subject to the seven conditions, as outlined in the report and subject to a Section 106 legal agreement. In addition, the following two conditions would also be added:

- Details of the new footway / vehicle crossover along the frontage of the site to be submitted to and approved by the Local Planning Authority prior to works commencing on site and to be carried out as per the approved details.
- The hardstanding at the front of the plot to consist of permeable materials.

#### **4. Application DM/2018/01470 - Detached house Land Adjacent To The Beeches, Wainfield Lane, Gwehelog**

We considered the report of the application, and late correspondence, which was recommended for approval subject to the nine conditions, as outlined in the report and subject to a Section 106 legal agreement.

The local Member for Llanbadoc ward, attended the meeting by invitation of the Vice-Chair and outlined the following points:

- The sub division of plots and piecemeal developments have become a regular occurrence in Wainfield Lane over the years.
- That development had mainly been on the opposite side of the lane to this application where the ground slopes down from the lane with surplus water draining away to the rear of the properties onto open ground.
- This application is on the opposite side of the lane and sits on ground that slopes down to the lane. Therefore, any run off from the ground will drain onto Wainfield Lane.

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- There is considerable concern in the community regarding the capacity of the ground to cope with and absorb both surface water and the water from the treatment systems from two dwellings.
- If the application is approved, the local Member asked that the location of the foul water treatment system is located at the rear of the plot and that it be close to the boundary with the Beeches.
- Also, that there be no application which would provide any overlooking of the adjacent house.
- The community is pleased with the design and that the level of the ridges is progressing downwards.

Having considered the views expressed, the following points were noted:

- The treatment plant will be a considerable improvement which is situated to the rear of the property and centrally located and is quite a way from Springfield's boundary.
- There will be permeable surfaces to deal with water run-off. There are engineering solutions being put in place to cope with these issues.
- The application has a condition in place in relation to permeable surfaces for any additional hard standing provided.
- The Highways Department prefers having a shared access as there will only be one point of conflict on the highway.
- With regard to the affordable housing contribution, there is a rigorous financial viability process that has to be undertaken. In this case, it was established that the affordable housing contribution being obtained is an appropriate level for this development.
- A review is being undertaken regarding commuted sums, details of which will be presented to the Planning Committee and a Select Committee for comments before going out for consultation.
- Due to the considerable drop in the viability contribution, it was suggested that the Planning Committee defers consideration of the application in order to review the figures and investigate whether other quotes should be obtained. In response, the Head of Planning, Housing and Place Shaping informed the Committee that quotes are not obtained from other companies. Officers are satisfied with the figure presented within the report based on the information that has been provided.

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- The Head of Planning, Housing and Place Shaping acknowledged that viability information would be sent to the Planning Committee confidentially but had not done so on this occasion. This would be rectified for the future.
- Condition four be reworded to ensure it indicates that the foul and surface water drainage is provided in accordance with the approved details and plans.
- It was suggested that the development could have a separate soakaway for household waste and have an additional system that deals with the sewage. In response, it was noted that any additional hard standing would consist of a permeable surface. With regard to the treatment system, this would be a matter for Building Control to address and would ensure that this system did not cause any harm to public health and was sufficient for the site prior to occupation.
- It was noted that the Informatives within the report would deal with issues of run-off.

Having considered the views expressed, it was proposed by County Councillor P. Murphy and seconded by County Councillor M. Powell that application DM/2018/01470 be approved subject to the nine conditions, as outlined in the report and subject to a Section 106 legal agreement. Also, that Condition 4 be modified to ensure it indicates that the foul and surface water drainage is provided in accordance with the approved details and plans.

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

For approval	-	11
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2018/01470 be approved subject to the nine conditions, as outlined in the report and subject to a Section 106 legal agreement. Also, that Condition 4 be modified to ensure it indicates that the foul and surface water drainage is provided in accordance with the approved details and plans.

#### **5. Application DM/2018/01606 - Reserved matters application (pursuant to outline application DC/2016/00883) for the development of 144 dwellings and associated engineering works. Rockfield Farm, The Elms, Undy, NP26 3EL**

We considered the report of the application, and late correspondence, which was recommended for approval subject to the 10 conditions, as outlined in the report.

In considering the detail of the application, the following points were noted:

- The development has been designed to accommodate emergency vehicles and refuse vehicles.

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- Concern was expressed regarding the design of the proposed dwelling. The developer has concentrated the design on the fronts of the properties but has neglected the rear. Officers should liaise with the developer to improve on some of the design features with a view to any improvements negotiated to be presented to the Delegation Panel for approval.
- It was considered that there is a need to reduce traffic speed from 60mph to 30mph on the B4245 on the approach from Rogiet and to move appropriate signage further back towards Rogiet. In response, it was noted that the entire access of the new junction on the B4245 would be subject to a Section 278 agreement, whereby all safety aspects would be addressed as a part of that process.
- All properties will have black UPVC barge boards.
- A Member expressed concern regarding the quality of design of the proposed dwellings and that they were not in keeping with the surrounding area.
- The build quality of the affordable houses will comply with DQR standard design quality recommendations. However, it was noted that the build quality refers to the internal structure and not necessarily to the external appearance of affordable homes.

Having considered the views expressed, it was proposed by County Councillor D. Evans and seconded by County Councillor P. Murphy that application DM/2018/01606 be approved subject to the 10 conditions, as outlined in the report. However, before issuing the decision, ensure details of house types (including overhanging eaves, cills and headers) are reviewed and agreed via the Delegation Panel.

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

For approval	-	10
Against approval	-	1
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2018/01606 be approved subject to the 10 conditions, as outlined in the report. However, before issuing the decision, ensure details of house types (including overhanging eaves, cills and headers) are reviewed and agreed via the Delegation Panel.

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**6. Application DM/2018/01959 - The proposed works will involve the following: 1- Internal alterations to both floors to accommodate staff relocated from Innovation House. 2- Link access facility from J Block and County Hall. 3 - Inclusion of a lift. 4 - Inclusion of external escape stairs . 5- Thermal upgrade to walls and ceiling void. 6 - Replacement of windows and doors. County Hall, The Rhadyr, Llanbadoc, Usk**

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 and subject to an additional condition, as outlined in late correspondence.

The local Member for Llanbadoc ward attended the meeting by invitation of the Vice-Chair and expressed her support for the application.

Having considered the views expressed, it was proposed by County Councillor P. Murphy and seconded by County Councillor M. Powell that application DM/2018/01959 be approved subject to the two conditions, as outlined in the report and subject to an additional condition, as outlined in late correspondence.

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

For approval	-	11
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2018/01959 be approved subject to the two conditions, as outlined in the report and subject to an additional condition, as outlined in late correspondence.

**7. Application DM/2018/02001 - Outline Planning for development of 5 new dwellings (2 market, 3 affordable), access from existing residential road. Glanusk Farm, Kemeys Road, Llanfair Kilgeddin, Abergavenny**

We considered the report of the application, and late correspondence, which was recommended for approval subject to the six conditions, as outlined in the report and subject to a Section 106 legal agreement.

The local Member for Llanover ward, attended the meeting by invitation of the Vice-Chair and outlined the following points:

- The impact of flooding on the village, when it happens, is extensive. Therefore, the condition around the flood alleviation scheme and being a part of the wider village scheme is critical.
- The local Member agrees with the concerns raised by Llanover Community Council regarding the car parking spaces.

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Having considered the views expressed, the following points were noted:

- In terms of the layout of the development, officers have been working closely with the applicant and ensured that, for example, a terrace of three bungalows instead of detached, or semi-detached affordable units was suggested as well as extending the site to obtain some slightly bigger detached units.
- In terms of sub division, if one of these plots were sub divided to build an extra house, the application would have to come to Planning Committee for consideration and affordable housing policies would again be looked at.
- It was suggested that the size of the proposed dwellings could be amended as currently, the market houses were considerably larger than the affordable units. It was noted that the size of the dwellings would have to comply with DQR standards for the affordable units. Therefore, the actual dimensions of the living accommodation would be controlled by this.

It was proposed by County Councillor M. Feakins and seconded by County Councillor P. Murphy that application DM/2018/02001 be approved subject to the six conditions, as outlined in the report and subject to a Section 106 legal agreement.

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

For approval	-	9
Against approval	-	1
Abstentions	-	1

The proposition was carried.

We resolved that application DM/2018/02001 be approved subject to the six conditions, as outlined in the report and subject to a Section 106 legal agreement.

**The meeting ended at 3.35 pm.**

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