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MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the meeting of Planning Committee held
at Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA on Tuesday, 5th January,
2016 at 2.00 pm**

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

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

OFFICERS IN ATTENDANCE:

Philip Thomas	Development Services Manager
Robert Tranter	Head of Legal Services & Temporary Monitoring Officer
Mark Hand	Head of Planning
Edward Holland	Heritage Manager
Amy Longford	Heritage Manager

1. Declarations of Interest

County Councillors P. Clarke and B. Strong declared personal and prejudicial interests in relation to application DC/2015/00970. County Councillors Clarke and Strong left the meeting during consideration of this item.

2. To confirm for accuracy the minutes of the previous meeting

The minutes of the planning committee meeting held on the 1st December 2015 were confirmed and signed by the Chairman.

3. Planning Act

The Head of Planning informed the Committee that:

As of January 2016, Sections 11 and 31 of the Planning Act come into effect meaning the Welsh language is a material planning consideration. Section 11 requires the sustainability appraisal, undertaken as part of LDP preparation, to include an assessment of the likely effects of the plan on the use of Welsh language in the community. Where the authority's current single integrated plan has identified the Welsh language as a priority, the assessment should be able to demonstrate the linkage between consideration for the Welsh language and the overarching Sustainability Appraisal for the LDP, as set out in TAN 20.

Section 31 clarifies that, in dealing with applications for planning permission a local planning authority shall have regard to considerations relating to the use of the Welsh language so far as material to the application. The provisions do not apportion any additional weight to the Welsh language in comparison to other material considerations. Whether or not the Welsh language is a material consideration in any planning application remains entirely at the discretion of the local planning authority, and the decision whether or not to take Welsh language issues into account should be informed by the consideration given to the Welsh language as part of the LDP preparation process.

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4. To consider the following Planning Application reports from the Chief Officer - Enterprise (copies attached)

4.1. DC/2014/01065 DEMOLITION OF BUNGALOW, PARTIAL DEMOLITION OF EXISTING POULTRY UNITS, AND PROPOSED RETAIL / COMMERCIAL DEVELOPMENT TO PROVIDE 4 UNITS, ACCESS ARRANGEMENTS, CAR PARKING AND ASSOCIATED WORKS

The Committee received the Planning Officer's report on the application and heard the officer's presentation.

The local Member expressed concerns that the retail units would greatly increase the volume of traffic on Rockfield Road and the serious impact this would have on pedestrian safety. It was questioned if a pedestrian crossing could be a condition of the development. During the meeting, the Head of Planning sought advice from Highways and advised the Committee that Highway's response was that because of the physical location they would struggle to find somewhere safe to place a crossing.

It was proposed by County Councillor P. Murphy and seconded by County Councillor M. Powell that the application was deferred subject to a request for Highways to examine justification and practicality of a pedestrian crossing being provided on Rockfield Road via a s106 agreement.

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

To defer	-	16
Against deferral	-	0

We resolved that application DC/2014/01065 be deferred subject to a request for Highways to examine justification and practicality of a pedestrian crossing being provided on Rockfield Road via a s106 agreement.

4.2. DC/2015/00931 ERECTION OF THREE DWELLINGS AND FORMATION OF NEW ACCESS LOWER HARDWICK, HARDWICK HILL, CHEPSTOW, NP16 5PT

The Committee received the Planning Officer's report on the application and heard the officer's presentation.

It was proposed by County Councillor P. Murphy and seconded by County Councillor M. Powell that application DC/2015/00931 be approved as per report.

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

For Approval	-	16
Against Approval	-	0
Abstentions	-	0

We resolved that application number DC/2015/00931 be approved as per report.

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**4.3. DC/2015/00970 PROPOSED DEMOLITION OF DETACHED BUILDINGS,
CONVERSION OF HOTEL BEDROOM ANNEXE INTO 7 NO RESIDENTIAL
UNITS, ERECTION OF 3 LINKED DWELLINGS WITH CAR PARKING AND
ALTERED SITE ACCESS**

The Committee received the Planning Officer's report on the application and heard the officer's presentation.

County Councillors P. Clarke and B. Strong declared personal and prejudicial interests in relation to application DC/2015/00970. County Councillors Clarke and Strong left the meeting during consideration of this item.

It was proposed by County Councillor P. Murphy and seconded by County Councillor D. Evans that application DC/2015/00970 be approved subject to s106 agreement.

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

For Approval	-	14
Against Approval	-	0
Abstentions	-	0

We resolved that application number DC/2015/00970 be approved subject to s106 agreement.

**4.4. DC/2015/01264 CHANGE OF USE FROM B1 USE (BUSINESS OFFICE) TO A3
USE (FOOD AND DRINK) FORMER TOURIST INFORMATION CENTRE, SWAN
MEADOW, MONMOUTH ROAD ABERGAVENNY**

The Committee received the Planning Officer's report on the application and heard the officer's presentation.

The Committee addressed concerns regarding the number of cafés and food related businesses in relation to proposed site.

The Head of Planning advised that competition was not a planning consideration.

Having considered the report and the views expressed, it was proposed by County Councillor F. Taylor and seconded by County Councillor J. Higginson that application number DC/2015/01264 be approved as per report.

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

For Approval	-	14
Against Approval	-	2
Abstentions	-	0

We resolved that application number DC/2015/01264 be approved as per report.

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- 4.5. **DC/2015/01331 INSTALLATION OF 30.5m HIGH LATTICE TELECOMMUNICATION TOWER TO SUPPLY BROADBAND TO THE SURROUNDING AREA, AS PART OF A CONTRACT AWARDED BY THE DEPARTMENT OF CULTURE, MEDIA AND SPORT TO SUPPLY SUPERFAST BROADBAND TO A NUMBER OF RURAL AREAS IN MONMOUTHSHIRE, WHERE TRADITIONAL MEANS ARE UNAVAILABLE PEN-Y-GARN FARM, PENALLT**

The Committee received the Planning Officer's report on the application and heard the officer's presentation.

We recognised the importance of the application in relation to connectivity.

It was proposed by County Councillor D. Blakebrough and seconded by County Councillor J. Higginson that application number DC/2015/01331 be approved subject to Unilateral Undertaking – add repeater.

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

For Approval	-	16
Against Approval	-	0
Abstentions	-	0

We resolved that application number DC/2015/01331 be approved be approved subject to Unilateral Undertaking – add repeater and an additional condition to secure village hall connection with a repeater if necessary.

- 4.6. **DC/2015/01378 INSTALLATION OF 30.5m HIGH LATTICE TELECOMMUNICATION TOWER TO SUPPLY BROADBAND TO THE SURROUNDING AREA, AS PART OF A CONTRACT AWARDED BY THE DEPARTMENT OF CULTURE, MEDIA AND SPORT TO SUPPLY SUPERFAST BROADBAND TO A NUMBER OF RURAL AREAS IN MONMOUTHSHIRE, WHERE TRADITIONAL MEANS ARE UNAVAILABLE LITTLE SKIRRID, COLDBROOK, ABERGAVENNY**

The Committee received the Planning Officer's report on the application and heard the officer's presentation.

We recognised the importance of the application in relation to connectivity and were advised of the plans to build the tower in sections.

A Member questioned if there would be a light at the top of the tower and were advised during the meeting that there would be no light.

It was proposed by County Councillor D. Edwards and seconded by County Councillor M. Powell that application number DC/2015/01378 be approved subject to Unilateral Undertaking – add repeater and an additional condition to secure village hall connection with a repeater if necessary.

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

For Approval	-	14
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Against Approval	-	0
Abstentions	-	0

We resolved that application number DC/2015/01378 be approved be approved subject to Unilateral Undertaking – add repeater.

5. Monmouthshire Conservation Areas Review of Designated Conservation Areas

A Member proposed that the item was deferred as further information was required i.e. maps. Officers provided clarification to the Committee that the report was being presented for consultation as the decision would be made by the Cabinet Member. The Committee agreed that a deferment was unnecessary, as consultation had been ongoing for a number of years and local Members had previously received relevant information, which included maps.

Officers recognised that the report required changes in relation to final recommendations.

It was proposed by County Councillor D. Edwards and seconded by County Councillor P. Murphy that the Monmouthshire Conservation Areas Review of Designated Conservation Areas recommendations were agreed by Committee.

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

For Approval	-	10
Against Approval	-	1
Abstentions	-	3

We resolved that the Monmouthshire Conservation Areas Review of Designated Conservation Areas recommendations would be approved subject to necessary changes being made by Officers. The finalised report will be reviewed by the Committee at a future Planning Committee meeting.

6. FOR INFORMATION The Planning Inspectorate - Appeal Decisions Received

6.1 DC/2014/01038 - Greenmeadow Llanellen (Officer's Decision)

We received the Planning Inspectorate report which related to appeal decision following site visit on 12/11/2015, site Greenmeadow, Llanellen, Nr Abergavenny, Monmouthshire NP7 9HG.

The appeal had been dismissed.

6.2 DC/2012/00476 - Clawdd y Parc (Officer's Decision)

We received the Planning Inspectorate report which related to appeal decision following site visit on 22/09/15, site Clawdd y Parc Farm, Llangybi, Usk, NP15 1NY.

The appeal had been dismissed.

6.3 DC/2015/00170 – Clos Croeso (Officer's Decision)

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We received the Planning Inspectorate report which related to appeal decision following site visit 04/11/15, site 6 Clos Croeso, Usk, Monmouthshire, NP15 1AZ.

The appeal had been dismissed.

6.4 DC/2015/00064, - Mitchell Troy Common (Officer's Decision)

We received the Planning Inspectorate report which related to appeal decision following site visit 04/11/15, site Highway Barn, Mitchel Troy Common, Monmouthshire, NP25 4JB.

The appeal had been dismissed.

The meeting ended at 4.54 pm