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MONMOUTHSHIRE COUNTY COUNCIL

Minutes of the meeting of Planning Committee held in the Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA and remote attendance on Tuesday, 5th December, 2023 at 2.00 pm

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

County Councillors: Jill Bond, Fay Bromfield, Emma Bryn, Sara Burch, Jan Butler, John Crook, Steven Garratt, Meirion Howells, Su McConnel, Jayne McKenna, Maureen Powell, Sue Riley and Ann Webb

County Councillor Louise Brown attended the meeting by invitation of the Chair.

OFFICERS IN ATTENDANCE:

Craig O'Connor	Head of Planning
Philip Thomas	Development Services Manager
Andrew Jones	Development Management Area Team Manager
Paige Moseley	Solicitor
Richard Williams	Democratic Services Officer
Anna Hawker	Trainee Solicitor

County Councillor Ann Webb left the meeting during consideration of application DM/2023/01259 and did not return.

APOLOGIES:

County Councillor Tony Easson

1. Declarations of Interest

County Councillor Jayne McKenna declared a personal interest pursuant to the Members' Code of Conduct in respect of application DM/2023/01105, as she was a co-director of the company that sold the property to the applicant. She left the meeting taking no part in the discussion or voting thereon in respect of this application.

County Councillor Phil Murphy declared a personal, non-prejudicial interest pursuant to the Members' Code of Conduct in respect of application DM/2023/01105, as his son has been a work colleague of the applicant.

2. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 7th November 2023 were confirmed and signed by the Chair.

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3. **Application DM/2023/01105 - Proposed amendments to previous planning permission ref: DC/2018/00128 to incorporate minor amendments to approved alterations including a side and rear extension, amended bat provision and alteration of ground levels. Bushes Farm, Chapel Road, Earlswood, Shirenewton, Monmouthshire**

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

https://www.youtube.com/live/Qa_z5SnNNWQ?feature=shared&t=145

In noting the detail of the application and the views expressed, it was proposed by County Councillor Dale Rooke and seconded by County Councillor Maureen Powell that application DM/2023/01105 be refused for the reasons outlined in the report.

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

For refusal	-	11
Against refusal	-	3
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2023/01105 be refused for the reasons outlined in the report.

4. **Application DM/2022/01507 - Proposed additional overflow parking and minibus 'drop off' area. Cefn Tilla Court, Cefn Tilla Road, Llandenny, Usk, NP15 1DG**

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

https://www.youtube.com/live/Qa_z5SnNNWQ?feature=shared&t=2842

In noting the detail of the application and the views expressed, it was proposed by County Councillor Jan Butler and seconded by County Councillor Su McConnel that application DM/2022/01507 be approved subject to the conditions outlined in the report, with an amendment to condition 7 on lighting to reflect that lighting should not be in operation outside the hours the car park is in use.

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

For approval	-	14
Against approval	-	0
Abstentions	-	0

The proposition was carried.

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We resolved that application DM/2022/01507 be approved subject to the conditions outlined in the report, with an amendment to condition 7 on lighting to reflect that lighting should not be in operation outside the hours the car park is in use.

5. Application DM/2023/01259 - Change of use from A1 retail unit to mixed use - D2 (part) soft play and skate park, D1 community hub as well as the original A1 use. Core Shop - Caldicot Town Team, 43 Newport Road, Caldicot, NP26 4BG

We considered the report of the application and late correspondence which was recommended for approval subject to the conditions outlined in the report, with an amendment to condition 4, as follows:

- Within 3 months of the date of this decision a scheme of ecological enhancement to provide net benefit to biodiversity shall be submitted to the local planning authority for approval in writing. This shall include full details of the location, a specification of ecological enhancements and a timetable for their implementation. The approved details shall be implemented in their entirety in accordance with the agreed timetable and shall be retained in perpetuity.

https://www.youtube.com/live/Qa_z5SnNNWQ?feature=shared&t=4223

In noting the detail of the application and the views expressed, it was proposed by County Councillor Jayne McKenna and seconded by County Councillor Maureen Powell that application DM/2023/01259 be approved subject to the conditions outlined in the report with the following:

- An amendment to condition 4 - Within 3 months of the date of this decision a scheme of ecological enhancement to provide net benefit to biodiversity shall be submitted to the local planning authority for approval in writing. This shall include full details of the location, a specification of ecological enhancements and a timetable for their implementation. The approved details shall be implemented in their entirety in accordance with the agreed timetable and shall be retained in perpetuity.
- Add an informative - The applicant is advised to address Members' concerns regarding pedestrian safety in respect of the rear access for skate ramp users in terms of there being i) a safe area outside the existing double doors and ii) a barrier / bollard to prevent a vehicle from the car park colliding with the existing roller shutter door.

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

For approval	-	13
Against approval	-	0
Abstentions	-	0

The proposition was carried.

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We resolved that application DM/2023/01259 be approved subject to the conditions outlined in the report with the following:

- An amendment to condition 4 - Within 3 months of the date of this decision a scheme of ecological enhancement to provide net benefit to biodiversity shall be submitted to the local planning authority for approval in writing. This shall include full details of the location, a specification of ecological enhancements and a timetable for their implementation. The approved details shall be implemented in their entirety in accordance with the agreed timetable and shall be retained in perpetuity.
- Add an informative - The applicant is advised to address Members' concerns regarding pedestrian safety in respect of the rear access for skate ramp users in terms of there being i) a safe area outside the existing double doors and ii) a barrier / bollard to prevent a vehicle from the car park colliding with the existing roller shutter door.

The meeting ended at 3.39 pm.