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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 with remote attendance on Tuesday, 3rd December, 2024 at 2.00 pm

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

County Councillors: Jill Bond, Fay Bromfield, Emma Bryn, Jan Butler, John Crook, Tony Easson, Steven Garratt, Meirion Howells, Su McConnel, Jayne McKenna, Phil Murphy, Maureen Powell, Sue Riley, Dale Rooke and Ann Webb

Also in attendance:

County Councillors: Louise Brown and Penny Jones

OFFICERS IN ATTENDANCE:

Craig O'Connor	Chief Officer, Place
Philip Thomas	Development Services Manager
Andrew Jones	Development Management Area Team Manager
Amy Longford	Development Management Area Team Manager
Joanne Chase	Solicitor
Richard Ray	Paralegal
Richard Williams	Democratic Services Officer

County Councillors Fay Bromfield and Ann Webb left the meeting following determination of application DM/2024/00985 and did not return.

County Councillor John Crook left the meeting following determination of application DM/2024/00409 and did not return.

APOLOGIES:

None.

1. Declarations of Interest

County Councillor Phil Murphy declared a personal, non-prejudicial interest pursuant to the Members' code of conduct in respect of application DM/2024/00985, as his son used to work with the applicant.

<https://www.youtube.com/live/-yKxMQuBYJs?si=-KWIfTe0xP76BMr-&t=65>

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2. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 5th November 2024 were confirmed and signed by the Chair.

<https://www.youtube.com/live/-yKxMQuBYJs?si=EPcovDI08NEdlIDL&t=25>

3. Application DM/2024/00985 - Replacement dwelling. Bushes Farm, Chapel Road, Earlswood, Shirenewton

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

The application had been presented to Planning Committee on the 5th November 2024. However, due to a procedural irregularity at that meeting, the application has been re-presented to Planning Committee for consideration.

<https://www.youtube.com/live/-yKxMQuBYJs?si=Uf1sVdL69CC3WCSs&t=201>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Fay Bromfield and seconded by County Councillor Meirion Howells that we be minded to approve application DM/2024/00985 with appropriate conditions.

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

In favour of officer recommendation	-	7
Against officer recommendation	-	8
Abstentions	-	0

The proposition was carried.

We resolved that we be minded to approve application DM/2024/00985 and that it be re-presented to a future meeting of Planning Committee with a recommendation for approval with appropriate conditions.

4. Application DM/2023/01019 - Residential development (21 dwellings) together with associated landscaping, infrastructure and ancillary works. Land north of Monmouth Road, Raglan, Monmouthshire

We considered the report of the application and late correspondence which was recommended for approval subject to the conditions outlined in the report and subject to a Section 106 Agreement.

Condition 4 to be revised as follows:

'No buildings on the application site shall be brought into use earlier than 31/12/2027, unless the upgrading of the public sewerage system, into which the development shall drain has been completed and written confirmation of this has been issued to the Local

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Planning Authority by Dwr Cymru Welsh Water or details of a suitable alternative solution have been submitted and approved in writing by the Local Planning Authority.'

<https://www.youtube.com/live/-yKxMQuBYJs?si=ONO7cUqzOiyGoqW9&t=3055>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Tony Easson and seconded by County Councillor Su McConnel that application DM/2023/01019 be approved subject to the conditions outlined in the report.

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

For approval	-	9
Against approval	-	4
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2023/01019 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement.

Condition 4 to be revised as follows:

'No buildings on the application site shall be brought into use earlier than 31/12/2027, unless the upgrading of the public sewerage system, into which the development shall drain has been completed and written confirmation of this has been issued to the Local Planning Authority by Dwr Cymru Welsh Water or details of a suitable alternative solution have been submitted and approved in writing by the Local Planning Authority.'

5. Application DM/2024/00409 - Construction of wedding venue building as replacement for courtyard marquee, additional parking/turning and associated landscaping works. Cefn Tilla Court, Cefn Tilla Road, Llandenny, 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/-yKxMQuBYJs?si=bTlhgTLjt9O82t4k&t=8226>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Tony Easson and seconded by County Councillor Jayne McKenna that application DM/2024/00409 be approved subject to the conditions outlined in the report.

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

For approval	-	12
Against approval	-	0
Abstentions	-	0

The proposition was carried.

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We resolved that application DM/2024/00409 be approved subject to the conditions outlined in the report.

6. Application DM/2023/01387 - Erection of two dwellings. Crossways Farm, Kingsmark Lane, Chepstow, NP16 5LZ

We considered the report of the application and late correspondence which was recommended for approval subject to the conditions outlined in the report and subject to a Section 106 Agreement.

<https://www.youtube.com/live/-yKxMQuBYJs?si=jmNZFeQB2Z7WiHDf&t=9397>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Su McConnel and seconded by County Councillor Maureen Powell that application DM/2023/01387 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement. Also, that two additional conditions be added to cover hard landscaping and means of enclosures to be agreed.

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

For approval	-	9
Against approval	-	1
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2023/01387 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement. Also, that two additional conditions be added to cover hard landscaping and means of enclosures to be agreed.

The meeting ended at 4.57 pm.