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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, 1st July,
2025 at 2.00 pm**

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

County Councillors: Fay Bromfield, Rachel Buckler, Emma Bryn,
Jan Butler, John Crook, Tony Easson, Steven Garratt,
Meirion Howells, Su McConnell, Jayne McKenna, Maureen Powell,
Sue Riley and Ann Webb

OFFICERS IN ATTENDANCE:

Philip Thomas	Development Services Manager
Andrew Jones	Development Services Manager
Joanne Chase	Solicitor and Head of Commercial Law
Richard Ray	Paralegal
Richard Williams	Democratic Services Officer

County Councillor Sue Riley left the meeting during consideration of application DM/2022/01511 and did not return or vote on this application.

County Councillors Fay Bromfield and Tony Easson left the meeting following determination of application DM/2022/01511 and did not return.

APOLOGIES:

County Councillor Jill Bond.

1. Election of Chair

We elected County Councillor Phil Murphy as Chair.

2. Appointment of Vice-Chair

We appointed County Councillor Dale Rooke as Vice-Chair.

3. Declarations of Interest

None received.

4. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 6th May 2025 were confirmed as an accurate record.

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5. **Application DM/2025/00106 - Proposal: Modification of conditions 6 (change of use to allow meetings and training sessions) and 7 (change start time from 9am to 8 am) on consent DC/2012/00317. Conditions(s) Modified: Section 6 - DCWW would like to be able to use the meeting room to hold internal and external meetings and training sessions without the need to be water sports related. Section 7 - DCWW would like to be able to use from 8am. Section 6 - Meeting room to be used for meetings, interviewing and training sessions. No music or alcohol. Section 7 - Meeting room to be used between the hours of 08:00 and 21:00. Llandegfedd Reservoir Parc Road Coed Y Paen Monmouthshire NP4 0SY**

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/fXA46ue2odk?si=lq9zB4-SE6M6Vp8o&t=291>

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/2025/00106 be approved subject to the conditions outlined in the report with the wording in the final sentence of condition 6 being amended, as follows:

For the avoidance of doubt, the building shall not be available as a licensed premises or for use by the general public.

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

For approval	-	10
Against approval	-	5
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2025/00106 be approved subject to the conditions outlined in the report with the wording in the final sentence of condition 6 being amended, as follows:

For the avoidance of doubt, the building shall not be available as a licensed premises or for use by the general public.

6. **Application DM/2024/01294 - The retention of retaining wall and terrace/patio (as built) and change of use of agricultural land to residential curtilage. Ty'r Berllan, Llangwm To Nantygelli Farm, Llangwm, Monmouthshire, NP15 1HB**

The Chair informed the Committee that application DM/2024/01294 had been withdrawn to allow further consultation to be undertaken. The application would be presented to the August 2025 Planning Committee, for consideration.

https://www.youtube.com/live/fXA46ue2odk?si=GzMfkV0gMi_-MZLn&t=2659

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7. Application DM/2022/01511 - Change of use from empty residential land to tourism for camping/glamping. Construction of wash facilities supplemental to the glampsite. Construction of a field shelter for animals. Swallows Nest, Ty'r Pwll, Parc Llettis Road, Hardwick, Abergavenny, NP7 9AB

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/fXA46ue2odk?si=w7lsuuG85z0UPle2&t=2673>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Jayne McKenna and seconded by County Councillor Ann Webb that consideration of application DM/2022/01511 be deferred to the next available Planning Committee meeting with reasons for refusal.

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

For deferral	-	14
Against deferral	-	0
Abstentions	-	0

The proposition was carried.

We resolved that consideration of application DM/2022/01511 be deferred to the next available Planning Committee meeting with reasons for refusal.

8. FOR INFORMATION - The Planning Inspectorate - Appeals Decisions Received:

<https://www.youtube.com/live/fXA46ue2odk?si=l7HIJk0ZhLCgsnS-&t=5960>

8.1. Rear of 65 Main Road, Portskewett, Monmouthshire, NP26 5UG

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at the rear of 65 Main Road, Portskewett, Monmouthshire on 16th April 2025.

We noted that the appeal had been dismissed.

8.2. Larkfield Petrol Filling Station, Newport Road, Chepstow NP16 5YS

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at Larkfield Petrol Filling Station, Newport Road, Chepstow on 5th June 2025.

We noted that the appeal had been allowed, and express consent was granted for Erection of a D6 Small Format Advertisement Display at Larkfield Petrol Filling Station, Newport Road, Chepstow NP16 5YS as applied for. The consent is for five years from

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the date of this decision and is subject to the five standard conditions set out in the Regulations and the additional conditions set out in the Schedule.

The meeting ended at 3.43 pm.