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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 on Tuesday, 5th
August, 2025 at 2.00 pm**

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

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

OFFICERS IN ATTENDANCE:

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

County Councillor Fay Bromfield left the meeting following her declaration of interest in respect of application DM/2022/01525 and did not return to the Planning Committee meeting.

APOLOGIES:

County Councillor Meirion Howells

1. Declarations of Interest

County Councillor Fay Bromfield declared a personal interest pursuant to the Members' Code of Conduct in respect of application DM/2022/01525 as the applicant is known to her. She regularly donates to him in his role within a Rotary Club. In the interest of transparency, she did not feel it appropriate to take part in the discussion or vote on this application and therefore left the meeting.

2. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 1st July 2025 were confirmed as an accurate record.

3. Application DM/2022/01525 - Construction of proposed bungalow with parking on land at rear of 11 Park Close. Land rear of 11 Park Close, Abergavenny, NP7 5SU

We considered the report of the application and late correspondence which was recommended for approval subject to the conditions outlined in the report with two additional conditions, as presented. Also, that a Section 106 Agreement be sought.

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The application had been presented to Planning Committee at its January 2025 meeting with an officer recommendation for approval subject to two additional conditions. However, Members had been minded to refuse the application on highway safety grounds and resolved that it be re-presented to a subsequent Planning Committee meeting.

The application was then re-presented to the February 2025 Planning Committee meeting for refusal for the reason outlined in the report. However, the proposition to refuse the application had not been carried. It had been agreed that the application be re-presented to a future Planning Committee meeting with the original officer recommendation for approval, subject to the amended plan layout showing a turning area illustrating how a vehicle may enter and leave in a forward gear. The applicant subsequently provided an updated site plan showing the parking and turning area.

Following the deferral of the application, it was also noted that there were outstanding issues in relation to biodiversity and surface water drainage. As such, the applicant had also provided a Green Infrastructure Statement including net benefit for biodiversity and provided surface water drainage calculations and plans (Causeway Technologies). The submission of the amended details necessitated a full re-consultation.

<https://www.youtube.com/live/XpDYGvZdEsc?si=oO8eAeFOOeW7ipjL&t=262>

An electronic vote was undertaken. However, due to the closeness of the vote whereby the outcome was within two or fewer votes, paragraph 27.27.6 of Monmouthshire County Council's Constitution was invoked:

When the outcome is 2 or fewer votes or will require the Chair to consider casting a deciding vote, a roll-call will be carried out in the same style of a recorded vote so the result is beyond question. The number of votes for each option will be noted in the minutes.

In noting the detail of the application and the views expressed, it was proposed by County Councillor Ann Webb and seconded by County Councillor Tony Easson that application DM/2022/01525 be approved subject to the conditions outlined in the report with the following additional conditions:

- No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development.

REASON: To safeguard the landscape amenities of the area and to ensure compliance with LDP Policy GI1.

- All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is

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the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To safeguard the landscape amenities of the area and to ensure compliance with LDP Policy GI1.

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

In favour of the proposition	-	6
Against the proposition	-	5
Abstentions	-	3

The proposition was carried.

We resolved that application DM/2022/01525 be approved subject to the conditions outlined in the report with the following additional conditions:

- No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development.

REASON: To safeguard the landscape amenities of the area and to ensure compliance with LDP Policy GI1.

- All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To safeguard the landscape amenities of the area and to ensure compliance with LDP Policy GI1.

4. Application DM/2024/00355 - The creation of a Travellers' site incorporating four bespoke family related pitches with one static and touring caravan and day/utility room per pitch, emergency flood access, installation of private treatment plant and ecological enhancements (partially retrospective). New Stables, land opposite Llanayo House, Abergavenny Road, Llanayo, Usk

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

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The application had been approved by Planning Committee on 9th July 2024 subject to an acceptable Habitats Regulations Assessment in relation to potential impacts on the River Usk Special Area of Conservation (SAC).

<https://www.youtube.com/live/XpDYGvZdEsc?si=S9hUGzBfLcEedUlq&t=4178>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Ann Webb and seconded by County Councillor Jan Butler that application DM/2024/00355 be approved subject to the conditions outlined in the report.

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

For approval	-	14
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2024/00355 be approved subject to the conditions outlined in the report.

5. Application DM/2025/00717 - Application to retain the two existing internally illuminated fascia signs. 43 Frogmore Street, Abergavenny, NP7 5AN

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

<https://www.youtube.com/live/XpDYGvZdEsc?si=EBiA2bO-4m65F3Xq&t=5329>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Maureen Powell and seconded by County Councillor Rachel Buckler that application DM/2025/00717 be refused for the one reason outlined in the report.

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

For refusal	-	5
Against refusal	-	9
Abstentions	-	0

The proposition was not carried.

We resolved that consideration of application DM/2025/00717 be deferred to a future Planning Committee meeting to be considered with a recommendation for approval with conditions. In the meantime, Planning officers would negotiate with the applicant's agent with a view to reducing the impact of the sign.

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6. 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 which was presented for refusal with two reasons outlined in the report.

The application had been presented to the Planning Committee on 1st July 2025 with a recommendation for approval subject to conditions. However, Planning Committee had not agreed with the officer recommendation for approval and resolved that consideration of the application be deferred to the next available Planning Committee meeting with reasons for refusal.

https://www.youtube.com/live/XpDYGvZdEsc?si=mgHY_JL4d3NdSlvK&t=7672

In noting the detail of the application and the views expressed, it was proposed by County Councillor Rachel Buckler and seconded by County Councillor Maureen Powell that application DM/2022/01511 be refused for the two reasons outlined in the report.

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

For refusal	-	12
Against refusal	-	0
Abstentions	-	2

The proposition was carried.

We resolved that application DM/2022/01511 be refused for the two reasons outlined in the report.

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

<https://www.youtube.com/live/XpDYGvZdEsc?si=4abr12awlEMlm56D&t=7848>

7.1. North Barn, Whitehouse Farm, Llanfair Grange Road, Llanfair Kilgeddin, Monmouthshire NP7 9BB

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at North Barn, Whitehouse Farm, Llanfair Grange Road, Llanfair Kilgeddin on 18th June 2025.

Appeal A

We noted that the appeal was dismissed.

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Appeal B

We noted that the appeal was dismissed.

7.2. 1 Pen Y Wern Cottage, Pen Y Wern Road, Penperlleni, Goytre, NP4 0AB

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at 1 Pen Y Wern Cottage, Pen Y Wern Road, Penperlleni, Goytre on 1 May 2025.

We noted that the appeal was dismissed.

The meeting ended at 4.28 pm.