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MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the meeting of Planning Committee held
at the Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA on Tuesday, 7th
October, 2025 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, Maureen Powell, Sue Riley,
Ann Webb

County Councillor Laura Wright attended the meeting by invitation of
the Chair.

OFFICERS IN ATTENDANCE:

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

County Councillor Jill Bond did not vote in respect of application DM/2025/00379 as she had to leave the meeting temporarily during consideration of this application.

County Councillor Jan Butler did not vote in respect of application DM/2025/00379 as she joined the meeting late due to technical issues whilst attempting to join the meeting remotely.

County Councillor Fay Bromfield left the meeting following consideration of application DM/2025/00831 and did not return.

County Councillor Jan Butler left the meeting following consideration of application DM/2025/00831 and did not return.

APOLOGIES:

County Councillor Rachel Buckler

1. Declarations of Interest

None received.

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2. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 9th September 2025 were confirmed as an accurate record.

3. Application DM/2025/00379 - Erection of a detached single storey dwelling with integral garage, small curtilage buildings, new driveway paths and landscaping. Minor alterations to existing access. Land to the north of 29 Main Road, Portskewett, NP26 5SA

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/UQhI6L8ngwk?si=85XBBhrQG-x54z8-&t=151>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Ann Webb and seconded by County Councillor Emma Bryn that application DM/2025/00379 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement with an additional condition to add external lighting.

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

For approval	-	13
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2025/00379 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement with an additional condition to add external lighting.

4. Application DM/2025/00831 - Modification of condition 2 relating to planning DM/2024/00741: we would like the operating hours to be extended. We would like the following hours going forward: Monday: 8AM-9PM. Tuesday: 8AM-9PM. Wednesday: 8AM-9PM. Thursday: unchanged. Friday: unchanged. Saturday: unchanged. Sunday: unchanged. 30 Lion Street, Abergavenny, NP7 5NT

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/UQhI6L8ngwk?si=U3qFciFRiNxpo8Cn&t=2040>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Ann Webb and seconded by County Councillor Phil Murphy that

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application DM/2025/00831 be approved subject to the conditions outlined in the report and that Condition 2 be amended as follows:

- There shall be no outdoor live or recorded music after 8pm on any day.

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

In favour of the proposal	-	7
Against the proposal	-	7
Abstentions	-	1

As the vote was tied the Chair exercised his casting vote and voted in favour of the proposal.

The proposition was carried.

We resolved that application DM/2025/00831 be approved subject to the conditions outlined in the report and that Condition 2 be amended as follows:

- There shall be no outdoor live or recorded music after 8pm on any day.

5. Application DM/2021/01700 - The demolition of existing buildings and the construction of 4 two-bedroom, four-person houses and an apartment block with 9 one-bedroom, two-person flats. Land At Wheat Field Close, Monmouth

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/UQhI6L8ngwk?si=X0MoqQZFIncfWJGk&t=4826>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Tony Easson and seconded by County Councillor Dale Rooke that application DM/2021/01700 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement. Also, that an additional condition be added to require submitted details and Local Planning Authority approval of the cycle store.

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

For approval	-	11
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DM/2021/01700 be approved subject to the conditions outlined in the report and subject to a Section 106 Agreement. Also, that an additional

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condition be added to require submitted details and Local Planning Authority approval of the cycle store.

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

<https://www.youtube.com/live/UQhI6L8ngwk?si=tR3zeKePOx6TBtIm&t=7020>

6.1. 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.

Appeal B

We noted that the appeal was dismissed.

6.2. Land at North Court Farm, Redwick, Caldicot NP26 3DX

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at North Court Farm, Redwick, Caldicot NP26 3DX on 27th August 2025.

We noted that the appeal was allowed and planning permission was granted for a single wind turbine, including access track, crane pad and associated infrastructure, at Land at North Court Farm, Redwick, Caldicot NP26 3DX, in accordance with the terms of the application Ref DM/2023/01045, dated 24 July 2023, subject to the conditions set out in the schedule to the decision letter.

The meeting ended at 4.00 pm.