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MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the meeting of Planning Committee held
at The Council Chamber, County Hall, The Rhadry, Usk, NP15 1GA on Tuesday, 4th
November, 2025 at 2.00 pm**

PRESENT: County Councillor Phil Murphy (Chair)

County Councillors: Jill Bond, Fay Bromfield, Rachel Buckler,
Emma Bryn, Jan Butler, Tony Easson, Steven Garratt,
Meirion Howells, Su McConnel, Jayne McKenna, Sue Riley,
Ann Webb

County Councillors David Jones, Louise Brown and Paul Pavia
attended the meeting by invitation of the Chair.

OFFICERS IN ATTENDANCE:

Andrew Jones	Head of Planning
Philip Thomas	Development Services Manager
Paige Moseley	Solicitor
Richard Ray	Paralegal
Richard Williams	Democratic Services Officer

County Councillor Fay Bromfield left the meeting during consideration of application DM/2019/02051 and returned in time for consideration of application DM/2023/01198.

County Councillor Ann Webb left the meeting during consideration of application DM/2019/02051 and did not return.

APOLOGIES:

County Councillors John Crook and Dale Rooke

1. Declarations of Interest

None received.

2. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 7th October 2025 were confirmed as an accurate record.

3. Application DM/2019/02051 - Construction of 20no. affordable housing units, landscaping and associated works. Land at Wern Gifford, Pandy, Abergavenny, NP7 8DL

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.

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This application was presented to Planning Committee on 3rd March 2020 where it was resolved to approve the development subject to the resolution of a holding objection raised by Natural Resources Wales (NRW) in relation to flood modelling.

In the meantime, residential development within the catchment of the River Wye Special Area of Conservation (SAC) was paused due to the river failing to meet revised water quality targets for phosphorus. Under the Habitats Regulations, development that may increase the concentration of phosphates levels will be subject to appropriate assessment and Habitats Regulations Assessment. As such a Test of Likely Significant Effect (TOLSE) has been undertaken which concludes that this proposed development is unlikely to have a Significant Effect on the phosphate sensitive River SAC and a full Appropriate Assessment is not required.

<https://www.youtube.com/live/lj7Y-ZUqrcE?si=9NAGjE80EdK8uuZh&t=172>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Meirion Howells and seconded by County Councillor Jan Butler that we be minded to defer consideration of application DM/2019/02051 to verify with Dwr Cymru Welsh Water (DCWW) that foul sewerage arrangements for the proposed development would not exacerbate existing issues in the locality.

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

For deferral	-	10
Against deferral	-	0
Abstentions	-	0

The proposition was carried.

We resolved that we be minded to defer consideration of application DM/2019/02051 to verify with Dwr Cymru Welsh Water (DCWW) that foul sewerage arrangements for the proposed development would not exacerbate existing issues in the locality.

4. Application DM/2023/01198 - Erection of 2 No. additional poultry units and associated infrastructure on established poultry farm. Coombe Farm, Cwm Mill To Shirenewton, Shirenewton, Chepstow

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

This application was presented to Planning Committee in October 2024 and was subsequently approved subject to conditions. The application was then the subject of a Judicial Review and it was decided that the proposal was EIA development under Schedule 2 criterion 1(c) of the EIA Regulations and that an Environmental Statement should have been submitted. The decision was therefore quashed and returned to the local planning authority to determine. The applicant has now submitted an Environmental Statement, all interested parties were reconsulted and the application was advertised accordingly.

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<https://www.youtube.com/live/lj7Y-ZUqrcE?si=Cfnu5Xanon3bEWfu&t=5870>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Rachel Buckler and seconded by County Councillor Jan Butler that application DM/2023/01198 be refused for the one reason outlined in the report.

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

For refusal	-	10
Against refusal	-	0
Abstentions	-	1

The proposition was carried.

We resolved that application DM/2023/01198 be refused for the one reason outlined in the report.

5. Application DM/2025/01100 - Retention of boundary fence and entrance gate. Marchwood, St Lawrence Road, Chepstow, NP16 5BJ

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

<https://www.youtube.com/live/lj7Y-ZUqrcE?si=jTZinytRhvh5waku&t=6737>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Rachel Buckler and seconded by County Councillor Emma Bryn that application DM/2025/01100 be refused for the two reasons outlined in the report.

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

For refusal	-	7
Against refusal	-	3
Abstentions	-	1

The proposition was carried.

We resolved that application DM/2025/01100 be refused for the two reasons outlined in the report.

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

<https://www.youtube.com/live/lj7Y-ZUqrcE?si=A3NBCdffFy0WtNxD&t=7930>

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**6.1. Land At Cobbs Tump, Duffields Lane, Upper Redbrook, Redbrook,
Monmouth, NP25 4LU**

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at land at Cobbs Tump, Duffields Lane, Upper Redbrook, Redbrook, Monmouth, NP25 4LU on 7th October 2025.

We noted that the appeal was dismissed, and planning permission was refused.

**6.2. Land at Millers Arms Pub, Mathern Road, Mathern, Monmouthshire,
NP16 6JD**

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at land at Millers Arms Pub, Mathern Road, Mathern, Monmouthshire, NP16 6JD on 23rd September 2025.

We noted that the appeal was dismissed and the enforcement notice was upheld.

The meeting ended at 4.17 pm.