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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, 10th
February, 2026 at 2.00 pm**

PRESENT: County Councillor Dale Rooke (Chair)

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

OFFICERS IN ATTENDANCE:

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

Due to technical issues County Councillor Jayne McKenna did not vote in respect of application DM/2025/00707.

Due to technical issues County Councillor Emma Bryn did not vote in respect of application DM/2025/00783.

APOLOGIES:

County Councillors Jill Bond and Su McConnel

1. Chairing the Meeting

The Chair of Planning Committee, County Councillor Phil Murphy opened the meeting before handing over to the Vice-Chair, County Councillor Dale Rooke, who undertook the chairing duties for today's meeting.

County Councillor Rooke therefore took on the role as Chair for the remainder of the meeting.

2. Declarations of Interest

County Councillor Tony Easson declared a personal, non-prejudicial interest pursuant to the Members' Code of Conduct in respect of application DM/2025/00707, as he knows the objectors to the application. He therefore abstained from voting on the application.

3. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 2nd December 2025 were confirmed as an accurate record.

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4. Application DM/2025/00707 - Outline planning for one dwelling. 1 Woodland View, Rogiet, Monmouthshire, NP26 3SY

We considered the report of the application and late correspondence which was recommended for approval subject to the conditions outlined in the report (including the additional conditions 8 & 9 outlined in late correspondence) and subject to a Section 106 Agreement.

https://www.youtube.com/live/4_B0hJpcYks?si=Ay9EqCTz64gaa9wJ&t=180

In noting the detail of the application and the views expressed, it was proposed by County Councillor Phil Murphy and seconded by County Councillor Maureen Powell that application DM/2025/00707 be approved subject to the conditions outlined in the report (including the additional conditions 8 & 9 outlined in late correspondence) and subject to a Section 106 Agreement.

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

For approval	-	10
Against approval	-	0
Abstentions	-	1

The proposition was carried.

We resolved that application DM/2025/00707 be approved subject to the conditions outlined in the report (including the additional conditions 8 & 9) and subject to a Section 106 Agreement.

Additional conditions as follows:

8. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A B C D E F & H of the Town and Country Planning (General Permitted Development)(Amendment)(Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) no enlargements, improvements or other alterations to the dwellinghouse or any outbuildings shall be erected or constructed without the prior permission of the local planning authority.

REASON: To prevent the over-development of this relatively small plot and to prevent any loss of amenity to neighbouring properties, especially having regard to the potential impact that could result from alterations to the roof, in accordance with policies DES1 and EP1 of the LDP.

9. The parking provision for the host property, 1 Woodland View, Rogiet, shown on the proposed block plan drawing MH-10489 Rev. B, together with the reduction of the roadside boundary enclosures to no more than 1m in height, shall be carried out (and available for use) prior to any work commencing on the dwelling, hereby approved.

REASON: To ensure adequate off-road parking is available, reduce the incidence of on-street parking and improve forward visibility in the interests of highway safety and in accordance with Policy MV1 of the LDP.

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5. **Application DM/2025/00783 - Change of use of specific internal areas of the existing hotel (Use Class C1) to a House in Multiple Occupation (HMO) (Sui Generis) comprising 9 bedrooms for occupation by up to 15 persons, including minor internal alterations. No alterations or works are proposed to the exterior of the building. Greenman Backpackers, 13 Beaufort Square, Chepstow, NP16 5EP**

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/4_B0hJpcYks?si=mfuD1Ya61lyRbCOQ&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 Jan Butler that application DM/2025/00783 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.

We resolved that application DM/2025/00783 be approved subject to the conditions outlined in the report.

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

https://www.youtube.com/live/4_B0hJpcYks?si=JTlubbqI95rr7Cxt&t=3714

6.1. **1 Bersondy, Llanarth NP15 2AY**

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at 1 Bersondy, Llanarth NP15 2AY on 11th December 2025.

We noted that the appeal had been dismissed insofar as it related to the proposed two storey side extension. The appeal had been allowed insofar as it related to the proposed single storey rear extension and planning permission was granted for the proposed single storey rear extension at 1 Bersondy, Llanarth NP15 2AY in accordance with the terms of the application, Ref DM/2025/00330, dated 12th March 2025, and subject to the conditions set out in the schedule.

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6.2. Forge Cottage, The Hendre, Monmouthshire, NP25 5HG

We received the Planning Inspectorate report which related to an appeal decision relating to Appeal reference: CAS-04255-H6P5W7 and Appeal reference: CAS-04254-Z8S8Y8 following a site visit that had been held at Forge Cottage, The Hendre, Monmouthshire, NP25 5HG on 14th October 2025.

We noted that the appeals had been dismissed.

6.3. Little Bank, 8 Porthycarne Street, Usk, NP15 1RY

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at Little Bank, 8 Porthycarne Street, Usk, NP15 1RY on 14th October 2025 regarding the following appeals:

- Appeal A reference: CAS-03795-L9Y4M5.
- Appeal B reference: CAS-03825-P0F7S1.

We noted that the following decisions:

Appeal A

It had been concluded that the appeal should be allowed in part and dismissed in part. The appeal is dismissed insofar as it relates to the air source heat pumps. The appeal is allowed insofar as it relates to the replacement truss, window boxes, stair removal and re-location, movement of all upper floors, partitions and wall coverings, roof infill link structure, and listed building consent is granted for replacement truss, window boxes, stair removal and re-location, movement of all upper floors, partitions and wall coverings, roof infill link structure at Little Bank, 8 Porthycarne Street, Usk, NP15 1RY in accordance with the terms of the application, (ref: DM/2022/00419), dated 15 March 2022 and the plans submitted with it so far as relevant to that part of the development hereby permitted and subject to the conditions set out in the schedule.

Appeal B

The appeal is allowed and planning permission is granted for an air source heat pump, installation of window to the north west and a sky light at Little Bank, 8 Porthycarne Street, Usk, NP15 1RY, in accordance with the terms of the application, (ref: DM/2022/00736), dated 17 May 2022, subject to the conditions set out in the schedule.

6.4. Little Bank, 8 Porthycarne Street, Usk, NP15 1RY (costs decisions)

We received the Planning Inspectorate report which related to a costs decision following a site visit that had been held at Little Bank, 8 Porthycarne Street, Usk, NP15 1RY on 14th October 2025 regarding the following appeals:

- Appeal A reference: CAS-03795-L9Y4M5.

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- Appeal B reference: CAS-03825-P0F7S1.

We noted the following:

- Application A for an award of costs is refused.
- Application B for an award of costs is approved in the terms set out in the Inspector's report.

The meeting ended at 3.07 pm.

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