

Late Applications for Planning Meeting 26.01.2021

- A. DM/2020/01850 Certificate of ExistLawful Use or Dev**
The lawful use of the land for residential amenity and leisure use ancillary to Fairview, Manson.
Location: Fairview
Manson Lane
Manson
Monmouth
Monmouthshire
NP25 5QZ
Decision required: 10th February 2021
- B. DM/2020/01714 Discharge of Condition**
Discharge of condition no. 13 (external lighting) of planning consent DC/2016/00107.
Location: Williams Building
Kingswood Gate
Monmouth
NP25 4EE
Decision required: 11th February 2021
- C. DM/2020/01766 Retrospective application for amendment to previously approved planning application: DM/2020/00669.**
Location: Beaulieu Barn
25 Kymin Road
The Kymin
Monmouth
NP25 3SD
Decision required: 11th February 2021
- D. DM/2020/01784 Planning Permission**
Change of use from office to residential.
Location: 9 Whitecross Street
Monmouth
Monmouthshire
NP25 3BY
Decision required: 12th February 2021

Report on Emails regarding Application DM/2016/00287 as amended by DM/2020/00669 Beaulieu Barn, 25 The Kymin, Monmouth, NP25 3SD

Background

The Committee considered the above application at the meeting on 18th December and resolved to recommend approval of the application. The following comments were reported to MCC:

It was noted by councillors that despite this being a retrospective application it was clear that the applicant had attempted to use the planning process correctly. It was deemed an acceptable failure.

The current status of the MCC application (DM/2020/00669) is “pending” and there have been 2 public comments included since the Committee’s consideration in December. Both are supportive of the application.

Since the meeting, the Committee has received 3 emails from concerned residents regarding this application and the decision reached. To ensure the details of those who have emailed in are kept anonymous, the points raised in the first 2 emails are detailed below. The third email is from Mr Hatton and is addressed to the Committee directly. A copy is attached with this report.

Email 1

- It is wrong that there were no notices put up with that information where the public could see them, and [we] did not receive this letter.
- I don't believe that the building now standing... is what was originally approved; it is huge and enormously high.
- [the property is] in an AONB, on the Offa's Dyke Path above the Wye Valley
- [The Applicant] bragged to neighbours and on facebook how he keeps 'running circles' around the authorities, in particular the local building control, and those in charge of the public rights of way crossing his land

Email 2

- Enforcement action be immediately commenced against this applicant.
- Applicant has clearly ignored these two consents and also has now, in his retrospective application DM/2020/01766, submitted plans that are inaccurate and in no way represent the completed building
- The applicant has had every opportunity to put things right through his retrospective application, yet he has nevertheless subverted the planning process by deliberately falsifying his latest plans
- [The applicant] makes it clear on social media that he is proud of running rings around the planning authorities on an ongoing basis
- Original approval was for a modest extension to a small and pretty stone barn, retaining the barn's character. Nowhere in the amendment was there a request for an increase in the barn’s original roof height of 5.75m. As built, the roof height is about a metre higher
- The house as built features twin two-storey gables, extended gable lengths and numerous differences in detail

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- [The] character of the house is now vastly different from the original barn and is reminiscent of a Manor House. It is highly visible from the Offa's Dyke National Trail and within the Wye Valley AONB, and it is therefore particularly unacceptable that this house should diverge from the cottage character of other dwellings on the Kymin

Email 3- Mr Hatton

- What does acceptable failure mean?
- It is incumbent on the Committee to give full detailed consideration this does not seem to have happened
- Structure built bears no resemblance to original application
- Explanation as to how Committee came to this decision

Conclusion

As the application for MCC is still pending it could be possible for the Committee to resubmit a further report should the Members deem any of the above new information that has changed their views. In respect of Mr Hatton's email, it would be appropriate for the Committee to consider a response to his email following any discussion at the meeting on 26.01.2021.

Report Compiled by C Williams 19.01.2021

[REDACTED]
Monmouth
[REDACTED]

11/01/2021

The Town Clerk
Monmouth Town Council
The Shire Hall
Agincourt Square
Monmouth
NP25

By email

Dear Sir,

Re: Planning Application DM/2020/01766 – 25, The Kymin

I am writing to you in respect of the above mentioned planning application that was referred to Monmouth Town Council Planning sub-committee for comment last Month.

For some reason the Town Council Planning Sub-committee recommended that this application be approved. I understand last month's meeting was by conference call, this may explain the apparent lack of full scrutiny afforded to this application

What exactly does the term "Acceptable failure" mean ?

Given the history of this complex and contentious retrospective planning application then it is incumbent on the sub-committee to give full detailed consideration to the same, this does not appear to have happened.

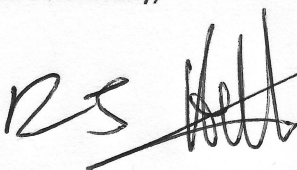
The structure as built bears no relationship to the original approved application, DC/2016/00287 and a site visit would have confirmed this.

Monmouthshire County Council have acknowledged the flaws in the previous approved planning consent, DM/2020/00669.

Local Monmouth residents are entitled to expect a higher standard of scrutiny by their elected representatives and I would be grateful to receive an explanation as to how the sub-committee arrived at its' decision in this particular instance.

I further trust that going forward the committee will not act in such a cavalier fashion in undertaking its' duties.

Yours faithfully,



Robert J Hatton
[REDACTED]