

Monmouth Town Council

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PLANNING APPLICATIONS & DECISIONS

**Minutes of the Meeting held on
Monday 4 September 2006 at 7.00 pm
Community Room Shire Hall**

PRESENT: Chairman Councillor Bond
Councillor Mrs C Atkins Councillor G F W Buckland Councillor T Christopher
Councillor Mrs A Dewhurst Councillor J Fletcher Councillor R Hayward
Councillor S Roberts and Councillor Mrs S White

- 1. TO RECEIVE DECLARATION OF INTEREST OF ITEMS ON THE AGENDA.**
None received.
- 2. TO RECEIVE APOLOGIES.**
Councillor D Stevens.
- 3. TO CONFIRM MINUTES OF THE MEETING HELD ON 21 AUGUST 2006.**
Confirmed Correct.
- 4. TO NOTE CORRESPONDENCE.**
 - I. Chamber of Commerce:** Change of use and planning considerations for commercial development in Monmouth Town.
 - II. LIDL:** information re support for store.
 - III. MCC:** Agenda for planning committee meeting to be held at County Hall on Tuesday 22 August at 2.00 pm.
 - IV. Chamber of Commerce:** Copy of letter to be sent to the Welsh Assembly re approval for enforcement notice relating to artificial plant window screens at the Malt House.
 - V. MCC:** List of Planning Applications from 2/7/06 – 4/8/06
Noted.

5. TO CONSIDER VIEWS ON THE FOLLOWING APPLICATIONS:

B/FWD

1. DC/2006/00504: Planning Permission.

At Junction A466 Redbrook Road and A 4136 Staunton Road Monmouth

Neighbourhood food store and associated parking.

Decision required by 23 August 2006

[\(List of applications received 29 Aug 2006\)](#)

Recommendation from meeting of 21 August 2006:

Request a site meeting with representatives from Highways Chamber of Commerce Safe routes to School and AONB. Also request for deferral.

Recommendation from meeting of 4 September:

We recommend refusal of the plans as submitted.

The appearance and screening of the development is unsuitable for the main northerly approach to the Lower Wye Valley section of the AONB.

Traffic assessment based on a survey in the first week in February is misleading and needs recalculation to include busier times of the year.

The implications for the 'Safe Routes to School' needs to be clarified and a safer crossing must be designed to incorporate access to Lidl's.

The hazards of traffic coming down the Staunton Road need to be dealt with at this time.

We accept that there is a local demand for this kind of store and that the street plan of Monmouth makes alternative sights difficult to find. However this out of centre location may cause some damage to traders in Monnow Street.

We understand that Lidl's have agreed to consider our recommendations and will be submitting an amended application taking into account these and other suggestions.

2. DC/2006/00664: Planning Permission.

7 Monnow Bridge, Monmouth

Conversion to Outbuildings to 2 Dwellings

Decision required by 31 August 2006

[\(List of applications – 2006\)](#)

Recommendation from meeting of 21 August 2006:

Request Site meeting Wednesday 6.00 pm

Recommendation: Approval

24 hour access from Monnow Bridge to be maintained at all times.

6. NEW APPLICATIONS:

1. DC/2006/00765: Outline Planning Permission.

New Grange Hadnock Road Monmouth

Two Storey Education/Classroom Block.

Decision required by 6 September 2006

[\(List of applications – 2006\)](#)

Recommendation:

Concerns with matters related to vehicular and pedestrian access and flood risk.

2. DC/2006/00710: Planning Permission:

Unit 4 Plot 3 Wonastow Road Industrial Estate West, Wonastow Road, Monmouth.

3.6 x 4m roller shutter door in n.w. elevation, 2.4m security fence around boundary

Decision required by 4 September 2006

[\(List of applications – 2006\)](#)

Recommendation: Approval.

3. **DC/2006/00651: Planning Permission:**
Agincourt School, Dixon Lane, Monmouth:
Phase 2-Application to clear scrub and to provide parking when visiting the school.
Decision required by 6 September 2006 ([List of applications – 2006](#))
Recommendation: Approval.
As long as adequate screening between car park and dual carriageway is maintained with no significant tree removal.
4. **DC/2006/00860: Planning Permission:**
Meadow Cottage, 21 The Kymin, Monmouth
Proposed extension and alterations
Decision required by 12 September 2006 ([List of applications – 2006](#))
Recommendation: Approval.
5. **DC/2006/00852: Planning Permission:**
38 Hereford Road, Monmouth
Extension to kitchen and bedroom 1 for domestic use.
Decision required by 13 September 2006 ([List of applications – 2006](#))
Recommendation:
Request site meeting for 3 pm Wednesday 6th September.
6. **DC/2006/00616: Planning Permission:**
Louvain, Dixon Road, Monmouth
Side extension and new roof to provide dormer bedrooms.
Decision required by 13 September 2006 ([List of applications – 2006](#))
Recommendation:
Request site meeting for Wednesday 6th September.

7. **APPEALS.**
None received.

8. **COUNTY COUNCIL DECISIONS.**

Copy of decision MM 12536 34 Brook Estate Monmouth.

MDC/2006/00647:	O2 UK Ltd Mayhill water Treatment Works	Refusal
MM 12463	St Mary's Catholic Church Monmouth	Approval with conditions
MM 12490	Arqiva Transmitting Station The Kymin	Approval with conditions
MM 12474	Ground Floor 1-3 Monnow Bridge House	Approval with conditions
DC/2006/00367	Berberis Dixon Road Monmouth	Approval with conditions
DC/2006/00292	Handyman House 119-121 Monnow Street	Approval with conditions
DC/2006/00263	Valentine Cottage Wyesham Avenue	Approval with conditions
Copies as requested:		
DC/2006/00179	Amberley Court Rockfield Road	Approval with conditions
DC/2006/00180	Amberley Court Rockfield Road	Approval with conditions
DC/2006/00368	Unit 8 Beaufort Court	Approval with conditions
MM 11999	36 & 36a Monnow Street	Approval with conditions
MM 12459	No 6 The Kymin Monmouth	Approved with conditions
DC/2006/ 00229	Badgers Holt 38 The Kymin Monmouth	Approved with conditions
DC/2006/00444	The Knowle Vine Acre Monmouth	Approved with conditions
MM 12461 Listed	Ebberley House St James Square	Approved with conditions

9. TO CONSIDER PUBLIC ENTERTAINMENT LICENCE APPLICATIONS.

None received.

10. LATE APPLICATIONS. (For Information Only To Be Carried Forward To Next Meeting).

Applications:

DC/2006/00771: Planning Permission.

Monmouth Baptist Church Monk Street Monmouth.

External alterations to existing building to include ejection of covered walkway to rear of the property, reposition of new main entrance, Involving the insertion of external steps and new opening along with the insertion of another new opening in side wall for disabled access, Internal works involve to facilitate disabled facilities and general refurbishment.

Decision required by 15 September 2006

[\(List of applications – 2006\)](#)

Recommendation:

Appeals:

Appeal Ref: E 6840/A 06/1199603 Planning Application : MM12221

Garden of 77 Hereford Road Monmouth

New dwelling using existing access off Oakfield Road with new parking area for 77 Hereford Road (re submission of refused app. No. M11441.

3 copies submitted to The Planning Inspectorate Crown Buildings Cathays Park CARDIFF CF10 3NQ.

Decision required by 06 October 2006

County Council Decisions:

Correspondence:

MCC: Agenda for planning committee meeting to be held on Tuesday 5 September 2006

11. ANY OTHER BUSINESS.

12. DATE OF NEXT MEETING.

18 September 2006 at St James Hall Wyesham

SIGNATURE: _____

DATE: _____