

# Monmouth Town Council

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## PLANNING APPLICATIONS & DECISIONS

**Minutes of the meeting of the Monmouth Town Council Planning Committee  
Held on  
Monday 29 October at 6.00 pm**

**At the Community Room, Shire Hall, Monmouth**

**PRESENT:** Chairman Councillor GFW Buckland,  
Councillor R Bond, Councillor Mrs S Chivers, Councillor T Christopher,  
Councillor Mrs A Dewhurst, Councillor J Fletcher and Councillor Mrs V Mitchell

**IN ATTENDANCE:** There were eight members of the public who attended to express their objections to access through The Burgage to the proposed new flats at The Old Clinic, Dixton Road.

**126. TO RECEIVE DECLARATION OF INTEREST OF ITEMS ON THE AGENDA**

Cllr Hayward Number DC/2007/01045

Cllr Mrs V Mitchell numbers DC/2007/01248 and DC/2007/01249. Councillor Mrs Mitchell withdrew from the room whilst the plans for this application were discussed.

**127. TO RECEIVE APOLOGIES FOR ABSENCE**

Cllr Mrs M C Atkins, Cllr R Hayward, Cllr S Roberts and Cllr Mrs A Were

**128. TO CONFIRM MINUTES OF THE MEETING HELD ON 15 OCTOBER 2007**

Confirmed correct with the following amendment:

Item 120. x, for Tony Grennow read Dave Swanson

Item 124 change from Merlins to Hancocks to below Hancocks.

**129. TO REVIEW ACTION SUMMARY**

Discussed

**130. TO NOTE CORRESPONDENCE**

- I. **Boyesrees architects:** Copy of correspondence sent to MCC planning regarding CCTV at Wyesham Primary School

***Confirmed adequate safeguards included.***

- II. **Colin Rodgers:** Would like to know views of the council re Waitrose exclusive use of the car park. Understood there was an agreement which allowed the general public limited access to this car park. (awaiting information from Planning Enforcement re limitations)

***The Manager of Waitrose had been asked to agree to a free half hour parking in their car park but would not accept this, she did state that a flexible approach was made to customers who only stay for a very short time to buy a paper or other small items.***

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- III. **MCC:** Acknowledgement receipt of representation from /questionnaire/letter dated 27.09.07 re Local development plan draft delivery agreement.  
*The Local Development plan documents were given to Cllr Mrs Mitchell who agreed to circulate them to Cllr Mrs Chivers and Cllr Mrs Dewhurst. Cllr Buckland emphasised the importance of closely watching the progress for the plans for the next four years. It was agreed that the production of a Town Development Plan was an important part of this and a start should be made as soon as time for a long planning meeting was available.*
- IV. **Mike Jones Highways (e-mail):** Information re excavation works in the footway/highway outside 36a Monnow Street on Sunday 28 October 2007 to be completed the same day.  
**Notice on notice board.**
- V. **MCC D Swanson (e-mail):** Information re Gatehouse Public House.  
**MCC:** Agenda for Planning Committee to be held Tuesday 16 October at 2.00 pm.  
 Note DC/2007/01070 Worthybrook Farm Wonastow Monmouth.
- VI. **MCC:** Weekly list of determined planning applications week 40 29/09/2007 – 5/10/2007
- VII. **MCC:** Weekly list of registered planning applications week 40 29/09/2007 – 5/10/2007
- VIII. **MCC:** Amendment of Agenda for Planning Committee meeting to be held on for 16 October.  
 Note DC/2007/01070 Worthybrook Farm Wonastow Monmouth and DC/20076/01495 Hendre Farm Hendre.
- IX. **David Davies MP:** Letter to inform that he may not be able to attend Croft Y Bwla public meeting on 18 October
- X. **Councillor Robert Hayward:** Re Kasauli Duchess Road DC/2007/01045
- XI. **MCC:** Agenda for meeting at County Council held on Thursday 18 October with our response to the LDP questionnaire.  
Noted.

131. **APPLICATIONS BROUGHT FORWARD**

**DC/2007/01271: Listed Building Consent**

Complete Demolition

Storage shed at St James House St James Square, Monmouth

**Decision required by 17 October 2007**

**Recommendation:** Request deferment for a fortnight for a site inspection by the chairman.

**Recommendation 29 October: Approval**

Request archaeological overview of the old stonework as demolished and also of any work below ground level.

**Councillor Mrs Mitchell withdrew from the meeting.**

**DC/2007/01248: Planning Permission:**

**Demolition of clinic and erection of twenty four apartments.**

Site at the Old Clinic Dixton Road Monmouth

**Decision required by 18 October 2007**

**Recommendation:** Request site inspection on Wednesday 24<sup>th</sup> October at 10.30 am.

Members were concerned with site access, flat roofs and general suitability for the Conservation Area.

**Recommendation 29 October: Refusal**

Access through The Burgage was unacceptable. This road is already congested and is used by many of the school children and for vehicular access to the school. It would be totally contrary to the projects for improving the traffic on the Old Dixton Road.

If access is to be from New Dixton Road, an obligatory left turn on exit would add to safety.

A meeting on site with officers from the MCC Highways Department is requested.

The design of the proposed flats should be amended to be more suitable for the conservation area. Flat roofs should be avoided, fenestration and fronts should be more sympathetic, and

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Lifts in part of the block would be an improvement. Concern that 30 parking places for 24 flats would be inadequate leading to further congestion in the area.

**DC/2007/01249: Conservation Area Consent**

Demolition of existing clinic construction of apartments

Former Clinic Dixton Road Monmouth

**Decision required by 18 October 2007** (New determination date 31<sup>st</sup> October)

**Recommendation:** Request site inspection on Wednesday 24<sup>th</sup> October at 10.30 am.

Members were concerned with site access, flat roofs and general suitability for the Conservation Area.

**Recommendation 29 October: Refused (As DC/2007/01248)**

**Councillor Mrs Mitchell re-joined the meeting**

**132. NEW APPLICATIONS**

**1. DC/2007/01311: Planning Permission.**

Amendment to height of roof and associated elevational changes (revision of DC/2007/00267)

Woodside Cottage, Wyesham Road, Wyesham, Monmouth

**Decision required by 30 October 2007**

**Recommendation: Approval**

**2. DC/2007/01317: Listed Building Consent**

Carefully dismantle existing panels and replace non-salvageable wood with replica panels in same form, material and method of construction.

29 Drybridge Street, Monmouth

**Decision required by 30 October 2007**

**Recommendation: Approval**

Ask the conservation officer to closely supervise the work. These panels are an important part of the history of the street.

**3. DC/2007/01045: Planning Permission.**

New Dwelling

Land adjacent 'Kasuali', Duchess Road, Osbaston, Monmouth

**Decision required by 31 October 2007**

**Recommendation: Approval**

For: 5

Against: 2

Request that the officers check the road measurements as they may be wrong. Approval was only considered acceptable if the splay of visibility at the entrance will be as stated.

**4. DC/2007/01035: Advertisement Consent**

Hanging sign to front elevation

Boots Chemist

60 Monnow Street Monmouth

**Decision required by 7 November 2007**

**Recommendation: Refusal**

For refusal 6 Against: 1

One sign of this type would be acceptable, no other shop has two and excessive hanging signs should be avoided in the conservation area.

**133. TO CONSIDER APPLICATION DC/2006/00858 RESIDENTIAL DEVELOPMENT OF LAND AT CROFT Y BWLA, MONMOUTH**

The public meeting was discussed. It was agreed that a detailed list of conditions that the committee would request for any possible granting of outline planning consent should be drawn up and sent to the MCC planning officers.

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

**DC/2007/01240 Planning Permission**

White PVCu conservatory to the side of the property  
Solby Lodge, Highfield Road, Monmouth

**Decision required by 9 November 2007**

**Recommendation:**

**DC/2007/01228 Planning Permission**

Retention of use of existing steel frame building to be used for the operation and running of a  
milking machine supply business

Beaulieu Farm, Staunton, Coleford Glos.

**Decision required by 9 November 2007**

**Recommendation:**

**DC/2007/01037 Change of Use Planning Permission**

Relocation of Monmouth Market from Shire Hall for up to 2 years whilst renovation takes  
place from 21 3 2008

Car park adjacent to Blestium Street, Monmouth

**Decision required by 9 November 2007 (**

**Recommendation:**

**DC/2007/01240 Planning Permission**

White PVCu conservatory to the side of the property and garden shed  
Solby Lodge, Highfield Road, Monmouth

**Decision required by 15 November 2007**

**Recommendation:**

**Correspondence:**

**MCC:** Agenda for planning Committee meeting to be held on 30 October 2007 at 2.00 pm.

**Town Council:** Notes on information to be put forward at above meeting re Wyesham Junior  
School

**Town Council:** Copy of letter to Mr Swanson (MCC planning) re M11492 Gatehouse Public  
House

**MCC:** Weekly list of determined planning applications week 41 06/10/2007 – 12/10/2007

**MCC:** Weekly list of registered planning applications week 41 13/10/2007 – 19/10/2007

**MCC:** Weekly list of determined planning applications week 42 06/10/2007 – 12/10/2007

**MCC:** Weekly list of registered planning applications week 42 13/10/2007 – 19/10/2007

**Applications:**

**135. ANY OTHER BUSINESS**

A forward plan to be produced to forward onto next years committee. There will be a meeting  
arranged to work on this plan.

**136. DATE OF NEXT MEETING**

12 November 2007

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