

Monmouth Town Council

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PLANNING APPLICATIONS & DECISIONS

Minutes of the meeting of the Monmouth Town Council Planning Committee

Held on

Monday 26 November at 6.00 pm

In the

Community Room, Shire Hall, Monmouth

PRESENT: Chairman Councillor G F W Buckland, Councillor R Bond, Councillor Mrs A Dewhurst, Councillor J Fletcher, Councillor Mrs V Mitchell and Councillor Mrs A Were

Mr Bert Goodwin addressed the members at the commencement of the meeting concerning 'A Boards'. See agenda item 157 (any other business).

147. TO RECEIVE DECLARATION OF INTEREST OF ITEMS ON THE AGENDA:

Councillor Mrs A Dewhurst stated that she had concerns about whether or not to declare an interest in relation to application number DC/2007/01380, Monmouth General Hospital as she did work for a neighbour who was objecting to the scheme. The Committee decided that this connection was not sufficient to have to make her abstain from this decision.

148. TO RECEIVE APOLOGIES FOR ABSENCE:

Councillor Mrs M Atkins, Councillor Mrs S Chivers and Councillor R Hayward

149. TO CONFIRM MINUTES OF THE MEETING HELD ON 29 OCTOBER 2007 & 12 NOVEMBER 2007:

The minutes were confirmed correct

150. TO REVIEW ACTION SUMMARY

No action required.

Initials: _____

151. TO NOTE CORRESPONDENCE

- I. **MCC:** Agenda for planning Committee to be held on Tuesday 13 November at 2.00 pm
- II. **P & J A Ramsden The Gate House:** Information informing of removal of cabling and conduit to front of building with invoicing immediately work completed.
- III. **MCC Planning:** Acknowledgement of correspondence re M11492 Gatehouse public house with response expected within 15 working days
- IV. **MCC Debbie McCarty-mail:** Background to sites looked at in Monmouth to move the market to and reasons for ruling out.
- V. **MCC:** Weekly list of determined planning applications week 44 27/10/2007 – 02/11/2007
- VI. **MCC:** Weekly list of registered planning applications week 44 27/10/2007 – 02/11/2007
- VII. **Dave Harris e-mail:** confirmation of correspondence and will ask Mark Davies and Wendy Mustow to advise on this to see what they can do.
- VIII. **MCC:** Weekly list of determined planning applications week 45 03/11/2007 – 09/11/2007
- IX. **MCC:** Weekly list of registered planning applications week 45 03/11/2007 – 09/11/2007
- X. **MCC:** New Enforcement Cases Weekly list 01/10/2007 to 31/10/2007
(These lists will shortly be out on a weekly basis via e-mail)
- XI. **MCC:** Monmouth Welcome Centre, request for further comments regarding the use of toilet facility during construction of the centre.

Noted.

152. APPLICATIONS BROUGHT FORWARD

a. **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 24th October at 10.30 am.

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

Recommendation 29 October: Refusal

It was considered that access through the Burgage was unacceptable. This road is already congested and is used by many of the school children as well as for vehicular access to the school. It would be totally contrary to the projects already undertaken 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 improve safety measures.

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 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

b. **DC/2007/01372: Reserved Matters**

Redevelopment of land for two dwellings (reserved matters siting and landscaping)

Land adjacent to Wyecroft, Redbrook Road, Wyesham

Decision required by 20 November 2007

Recommendation:

Recommendation 26 November: Approval

Request site meeting on Thursday November 15th at 11 am because of the dangerous position of the access from the Redbrook Road

Please note that access was already been agreed on the outline planning application DC/2006/01261

It was explained that the committee's concern re the access to the Redbrook Road was not one of the 'reserved matters'.

Initials: _____

c. **DC/2007/01380 Planning Permission**

Residential redevelopment comprising conversion of former hospital with new dwellings in the ground.

Monmouth General Hospital, 15 Hereford Road, Monmouth

Decision required by 14 November 2007

Recommendation:

Request site meeting on Thursday November 15th 10.00 am.

Recommendation 26 November: Refusal

It was agreed that the conversion of the old hospital to flats and the new access road were suitable. It was however considered that the eight new houses were an unacceptable overdevelopment for the following reasons:-

Parking spaces would be insufficient for this number and size of buildings.

The unbroken line of the elevations facing towards Vauxhall would be too dominant and oppressive.

The height of the new houses was unacceptable. They are shown as approximately 1 metre lower than the hospital but the ground slopes away sharply and if this is allowed for they would be 2.65 metres higher than the gradient line from the lower road up to the hospital and so very obtrusive.

The development fails to pay regard to existing building densities in the area.

Mrs Moseley, a member of the public who had sent a written objection agreed with these points and reported how a smaller development below the hospital had earlier been refused.

d. **DC/2007/01381 Conservation Area Consent**

Residential redevelopment comprising conversion of former hospital with new dwellings in the ground.

Monmouth General Hospital, 15 Hereford Road, Monmouth

Decision required by 14 November 2007

Recommendation:

Request site meeting.

Recommendation 26 November: Refusal

See DC/2007/01380 above

e. **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: Approval

With condition that the proposed conservatory should have permeable surrounds not concrete as shown.

f. **DC/2007/01240 Planning Permission (Amended)**

White PVCu conservatory to the side of the property and garden shed

Solby Lodge, Highfield Road, Monmouth

Decision required by 15 November 2007

Recommendation :

Deferral for production of site and building plans.

*** The amended plans are for the inclusion of the shed as applicants did not know they needed planning permission for this so the plans remain the same as other application.*

Recommendation 26 November: Approval

Initials: _____

153. NEW APPLICATIONS

1. DC/2007/01412: Planning Permission

Internal alterations and extension to dwelling provision of additional windows and double garage (phase2); removal of decking
Torlands, Prospect Road, Osbaston, Monmouth

Decision required by 21 November 2007

Recommendation: Approval

Request condition that extended drive way should be made of permeable materials.

2. DC/2007/01455: Planning Permission

Covered walkway to side of dwelling in white UPVC
17 Hillcrest Road, Wyesham, Monmouth

Decision required by 29 November 2007

Recommendation: Approval

3. DC/2007/01460: Planning Permission

Proposed additional accommodation in new roof together with replacement garage
Glenwood, Beaufort Road, Osbaston Monmouth

Decision required by 30 November 2007

Recommendation: Approval

Request condition that any new paths or roadways should be made of permeable materials.

4. DC/2007/01383: Planning Permission

Upgrade of external fabric & construction of new apartment plus internal alterations
62 Monnow Street, Monmouth

Decision required by 3 December 2007

Recommendation:

Request site meeting for Thursday 29 November 10.30 am

5. DC/2007/01489: Listed Building Consent

Upgrade of exterior corporate signage by x 1 exterior timber fascia sign. Upgrade the exterior corporate signage x 1 non illuminated hanging sign
Co-op Pharmacy, 108 Monnow Street, Monmouth

Decision required by 3 December 2007

Recommendation: Approval

6. DC/2007/01384: Listed Building Consent

Upgrade of external fabric & construction of new apartment plus internal alterations
62 Monnow Street, Monmouth

Decision required by 3 December 2007

Recommendation:

Request site meeting for Thursday 29 November 10.30 am

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

No further information

Initials: _____

155. TO CONSIDER APPLICATION DC/2007/01221 DEMOLITION OF EXISTING PUBLIC TOILET MONNOW BRIDGE

Letter from Mr Colin Phillips MCC discussed with the following decisions.

- 1) It was agreed that unavailability of toilet facilities for more than two or three weeks would be unacceptable and must be avoided at any critical date such as the Festival.
- 2) The commitment to further consultation on the steps and the lay out of the square was accepted. It was thought that there could be considerable improvement to the plans for this area.
- 3) No decision on the proposed access to the allotments and Millennium Field could be made until detailed plans were available.

Letter to be written to Mr Phillips re above.

**156. LATE APPLICATIONS (For Information Only To Be Carried Forward To Next Meeting).
DC/2007/01405: Planning Permission**

Balcony extension

26 Auden Close Monmouth

Decision required by 12 December 2007

Recommendation:

DC/2007/01490: Planning Permission

Erection of single storey side extension to provide disabled bedroom and bathroom accommodation for applicant

1 Ancre Hill Cottages, Ancre Hill Lane, Monmouth

Decision required by 12 December 2007

Recommendation:

Correspondence:

MCC: Agenda for planning Committee meeting to be held on Tuesday November 27th at 2.00 pm (DC/2007/01001 34 Brook Street Monmouth, erection of 5 dwellings).

MCC Enforcement: Breach of condition maintenance of trees Rockfield Road Estate Monmouth

MCC Development Control: Gatehouse Public House Monnow Street. Re letter dated 24 October 2007

MCC: Weekly list of determined planning applications week 46 10/11/2007 – 16/11/2007

MCC: Weekly list of registered planning applications week 46 10/11/2007 – 16/11/2007

157. ANY OTHER BUSINESS:

- 1) The production of a Town Development Plan was discussed. It was agreed that this should probably follow the structure of the MCC plan but that as it was so complex a subject a special meeting should be called with all the interested Councillors informed.
- 2) Members of the public who were present complained about pavement obstructions by illegal 'A Boards' and other items. They had been complaining to MCC with no improvement for years and requested the committee's support. This was agreed and the previous attempts by the Town Council were emphasised.
- 3) The possible development in the area of Hancocks in Monnow Street was discussed and future developments would be awaited.

Initials: _____

158. DATE OF NEXT MEETING:
10 December 2007

Signed: _____

Date: _____