

Monmouth Town Council

Market Hall
Priory Street
Monmouth NP25 3XA

Tel: 01600 715662
Email: townclerk@monmouth.gov.uk
www.monmouth.gov.uk



PLANNING APPLICATIONS & DECISIONS

Minutes of the meeting of the Monmouth Town Council Planning Committee

Held on
Monday 19th May 2008 at 6.00 pm
In the
Market Hall, Priory Street

Present: Councillor R Bond, Councillor Mrs S Chivers, Councillor Mrs A Dewhurst,
Councillor J Fletcher, Councillor Mrs J Hall, Councillor R Hayward and
Councillor Mrs A Were

1. **To receive declarations of interest of items on the agenda:**
None received
2. **To receive apologies for absence:**
Councillor Mrs B Smith
3. **To elect Chairman of the Planning Committee:**
Councillor R Bond was elected Chairman
4. **To elect Deputy Chairman of the Planning Committee:**
Councillor Mrs S Chivers was elected Deputy Chairman
5. **To confirm minutes of the meeting held on 28th April 2008:**
The minutes were confirmed correct and signed
6. **To review Action Summary:**
Noted
7. **To receive correspondence:**
 - I. **Planning Portal:** Questionnaire to be completed.
 - II. **MCC:** Monmouthshire Local Development Plan, draft sustainability appraisal/strategic environmental assessment for consultation.
 - III. **MCC:** Weekly list of determined planning applications week 15 05/04/2008 – 11/04/2008
 - IV. **MCC:** Weekly list of registered planning applications week 15 05/04/2008 – 11/04/2008
 - V. **MCC:** Weekly list of determined planning applications week 16 12/04/2008 – 18/04/2008
 - VI. **MCC:** Weekly list of registered planning applications week 16 12/04/2008 – 18/04/2008
 - VII. **A Flinton Technical Manager Redcliffe Homes:** information re using the name Elsie Padfield in the new development.
 - VIII. **Open Spaces Society:** New campaign called Green Alert to raise awareness of common land inside local planning offices and request for donation for funding this.
 - IX. **Robert Hitchins Ltd:** Response to letter regarding invitation to submit candidate sites
 - X. **MCC:** Agenda for Planning Meeting Tuesday 29th April at 2.00pm in County Hall

Initials: _____

- XI. **MCC:** Monmouthshire local Development Plan, intend to issue an 'Issues and options' report in June or July.
- XII. **MCC: Highways:** Notification of carriageway resurfacing at Monk Street, Whitecross Street St James Square Monmouth to take place July 2008
- XIII. **Children with Leukaemia:** Childhood leukaemia and overhead power lines, copy of report 'Do electric and magnetic fields cause childhood leukaemia?'
- XIV. **MCC:** Weekly list of determined planning applications week 17 19/04/2008 – 25/04/2008
- XV. **MCC:** Weekly list of registered planning applications week 17 19/04/2008 – 25/04/2008

Noted

6. New Applications

1. DC/2008/00424 Planning Permission

Internal alterations, roof alterations, two storey additions/with garage and family room at lower ground floor level

The Folly, Manson Cross, Monmouth

(awaiting modified plans)

Decision required by 7th May 2008

Recommendation:

2. DC/2008/00364 Planning Permission

Erection of one dwelling

Orchard Cottage, Wyesham, Monmouth

Decision required by 14th May 2008

Recommendation: Approval with the request the investigations into drainage should be made and that as archaeological evaluation be undertaken

3. DC/2008/00476 Planning Permission

Garden store

7 Troy Gardens, Monmouth

Decision required by 9th May 2008

Recommendation: Approval on condition that at no future point should this be given residential or commercial use

4. DC/2008/00506 Planning Permission

Enlargement of loft bedroom

132 Hereford Road, Monmouth

Decision required by 15th May 2008

Recommendation: Approval

5. DC/2008/00512 Planning Permission

Extension and alterations

Rawdon, Westfield Road, Monmouth

Decision required by 15th May 2008

Recommendation: Approval

6. DC/2008/00521 Planning Permission

Refurbishment and alterations of existing facilities to accommodate 3 (number) residential apartments

The Nelson Rooms, 2 Glendower Street, Monmouth

Decision required by 19th May 2008

Recommendation: Approval. There are concerns in relation to the following:- removal of windows, only parking provision for 3 cars and there is no designated roadside parking as indicated

Initials: _____

7. **DC/2008/00510 Planning Permission**
 Access road to serve residential; development of Monmouthshire Unitary Development Plan Policy H2(i) and area covered by planning application Ref DC/2006/00858
 Land at Croft y Bwla, Rockfield Road, Monmouth
Decision required by 26th May 2008
Recommendation: Refusal. An independent assessment of the drainage for this site has been requested of MCC and also a new traffic survey. This is outside the UDP.

8. **DC/2008/00522 Listed Building Consent**
 Refurbishment and alterations of existing facilities to accommodate 3 (number) residential apartments
 The Nelson Rooms, 2 Glendower Street, Monmouth
Decision required by 26th May 2008
Recommendation: Approval. There are concerns in relation to the following:- removal of windows, only parking provision for 3 cars and there is no designated roadside parking as indicated

9. **DC/2008/00263 Planning Permission**
 Revised height to bottle & beer store: revised window to same & to gents toilet
 The Gatehouse PH, Monnow Street, Monmouth
Decision required by 27th May 2008
Recommendation: Approval, there are concerns regarding the suitability of the proposed UPVC windows rather than a more traditional wooden variety

10. **DC/2008/00281 Planning Permission**
 Conservatory
 Pear Tree Cottage, Watery Lane, Monmouth
Decision required by 30th May 2008
Recommendation: Approval

11. **DC/2008/00548 Retention of Development**
 Extension of residential cartilage and new vehicular access (retention of development)
 Bucklea, Manson Lane, Monmouth
Decision required by 28th May 2008
Recommendation: Refusal on the grounds that this land should be retained as agricultural

12. **DC/2008/00549 Planning Permission**
 Demolition of existing garage and store, extensions to ground & first floor. Altered vehicular access
 Bucklea, Manson Lane, Monmouth
Decision required by 28th May 2008
Recommendation: Refusal on the grounds of overdevelopment and it is incompatible with section H3: 4.6.8 of the UDP which restricts development in the Mansons Cross area

13. **DC/2008/00515 Planning Permission**
 Proposed machinery store replacing the existing and modifications to the existing car Park
 Monmouth School Playing Fields, Wye Bridge Street, Monmouth
Decision required by 28th May 2008
Recommendation: Approval on condition that the materials provide a porous surface for better water run-off

Initials: _____

14. **DC/2008/00435 Planning Permission**

Single storey extension to rear
19 Ridgeway, Wyesham, Monmouth

Decision required by 29th May 2008

Recommendation Refused on the grounds of overdevelopment

15. **DC/2008/00576 Outline Planning Permission**

Residential Development
Land West of Rockfield Road, Monmouth

Decision required by 30th May 2008

Recommendation: Refused on the grounds that this is outside the UDP

7. **Late Applications (For Information Only To Be Carried Forward To Next Meeting)**

Correspondence:

MCC: Agenda for Planning Committee 20th May 2008 2.00pm, County Hall

MCC: Weekly list of determined planning applications week 18 26/04/2008 – 02/05/2008

MCC: Weekly list of registered planning applications week 18 26/04/2008 – 02/05/2008

MCC: Weekly list of determined planning applications week 19 03/05/2008 – 09/04/2008

MCC: Weekly list of registered planning applications week 19 03/04/2008 – 09/04/2008

MCC: Road works Central Monmouth area

Applications:

DC/2008/00568 Outline Planning Permission

Proposed New House
Beaumont, Beaufort Road, Osbaston, Monmouth

Decision required by 30th May 2008

Recommendation

DC/2008/00577 Outline Planning Permission

Proposed extension to provide double garage, ancillary accommodation and granny annexe
Tree House, Redbrook Road, Monmouth

Decision required by 30th May 2008

Recommendation

DC/2008/00457 Planning Permission

Outline planning to build dwelling in existing garden
71 Wonastow Road, Monmouth

Decision required by 3rd June 2008

Recommendation

DC/2008/00596 Outline Planning Permission

One dwelling house (outline application)
102 Hereford Road, Monmouth

Decision required by 12th June 2008

Recommendation

DC/2008/00587 Planning Permission

Proposed agricultural store & workshop building for existing dwelling
Beaulieu Barn, Good Neighbours Lane
Kymin Monmouth

Decision required by 11th June 2008

Recommendation

Initials: _____

Appeals:

E6840/A 08/2073027 Appeal

Residential Development of four semi detached two/two and a half storey buildings
17 Dixton Close, Monmouth

8. **Any other business:**

9. **Date of next meeting:**

Monday 9th June at 6.00pm Market Hall Priory Street Monmouth

Signature: _____

Date: _____

Initials: _____