

Monmouth Town Council

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PLANNING APPLICATIONS & DECISIONS

Minutes of the Meeting held on Monday 29th September 2008

at 6.00 pm

Market Hall Priory Street Monmouth

PRESENT: Chairman Councillor R Bond

Councillor Mr T Christopher, Councillor Mrs A Dewhurst, Councillor J Fletcher,
Councillor Mrs J Hall, Councillor Mrs B Smith and Councillor Mrs A Were.

Presentation from Hallam Land Management regarding future proposals at Croft y Bwla.

Mr N Duckworth Director, Ms S Birdseye Planning and Mr P Boileau from Brookbanks Engineering were present.

Mr P Boileau spoke regarding the proposed flood alleviation measures which he believed would improve the current situation at Croft y Bwla and the Rockfield Road Development. There would be sustainable drainage systems as per government policies. A hydraulic assessment and anecdotal evidence indicate that a number of problems occur:-

1. The Ward site AT Croft y Bwla drains out towards houses in St Vincent's Drive and the nature corridor has filled to the top with vegetation stopping water draining into it.
2. At the point where the nature corridor meets the Watery Lane Brook
3. Springs on the ward of the Croft y Bwla site would have lead to this scheme being rejected in other areas because the run off guide lines are less than 10 metres per second

The proposed attenuation features would decrease the run off from the site by 35% below the greenfield run off rate.

A letter from the Environment agency dated June 17th stated,

'It may be concluded that the proposed development off Rockfield Road has a singular opportunity to deliver valuable flood alleviation to the wider catchments around the Rockfield Road, Watery Lane and Persimmon development. Consenting of the development will therefore bring a positive environmental effect to this area of Monmouth'.

Hallam Land Management has attempted discussions with the Ward Estate but these approaches have been rejected. It has been assumed that co-operation has not been forthcoming as they already have MCC approval. It was considered that the situation could possibly change as a result of the 5th September flooding. There were copies of letters re the Ward Development left with the committee for further consideration.

104. To receive declarations of interest of items on the agenda

None received

105. To receive apologies for absence

Councillor Mrs S Chivers, Councillor Ms C Edwards and Councillor R Hayward

106. To confirm minutes of the meeting held on 15th September 2008

The minutes of the meeting were confirmed correct and signed

107. To review Action Summary

Gatehouse Public House railings: The committee request that the Clerk writes to Mr Simon Robertshaw, Conservation Officer at MCC to express concerns that the committee has regarding the construction of the railings which it was felt are not in character with the area. The members requested that a letter be written asking for some action to be taken regarding the wheelie bins that are often left out all day on the Old Bridge after collection has taken place. Clerk to write to OSS asking for action.

Councillors Bond, Christopher and Jones would like to arrange a meeting with the Access Officer regarding access issues and the listed status of the building, to discuss if the Disability Act applies. The main concerns of members are in relation to poor disabled access in that there are three steps down to the toilets and one step down at the front door.

A Boards: There was a recent campaign advising retailers that enforcement action would be taken. Nigel Burgess and Debbie McCarthy from MCC delivered letters to retailers which prompting some fierce reaction from traders. The members requested that the Town Clerk write to Nigel Burgess for an update on the situation and what further action had been taken.

Could the Town Clerk speak with David Cummings from the Chamber regarding the previous proposals to provide alternatives to A Boards as no response has been received? Could the Clerk also check with Brian Ramsey regarding plans for maps or signs to indicate premises in White Swan Court, Beaufort Court and Church Street?

Croft y Bwla: The Clerk is awaiting a response from enquiries made regarding the commissioning of an independent Hydrology Survey.

108. To receive correspondence

- I. **MCC Planning:** Agenda for meeting to be held on Tuesday 9th September 2008 at 2.00 pm Committee County Hall
 - II. **E-mail A Were:** Information regarding possible contact for an independent hydrology report
 - III. **MCC:** Weekly list of registered planning applications week 36 30/08/2008 – 05/09/2008
 - IV. **MCC:** Weekly list of determined planning applications week 36 30/08/2008 – 05/09/2008
 - V. **P J W Russell:** Letter of concerns regarding the remaining objections to size and design for application DC/2008/00707; 8 Monnow Keep.
 - VI. **MCC:** Agenda for Planning Committee meeting to be held on Tuesday 23rd September 2008 County Hall
 - VII. **MCC:** Weekly list of registered planning applications week 37 06/09/2008 – 12/09/2008
 - VIII. **MCC:** Weekly list of determined planning applications week 37 06/09/2008 – 12/09/2008
- Noted**

109. New Applications

1. **DC/2008/01067: Planning Permission.**
Garden room extension
Catkins, 17 The Kymin, Monmouth
Decision required by 6 October 2008

Recommendation: Approved

2. **DC/2008/00756: Planning permission**

Creation of a local cycleway/footway route, the northern bank of the river Monnow to Mayhill Garage via Beech Road

Troy Gardens Disused Railway line, Redbrook Road and Lidl Car Park

Decision required by 8 October 2008

Recommendation: Approved but members recommended the re - planting of trees if any are removed, this may be more acceptable to the general public.

3. **DC/2008/01089: Planning permission**

Single storey rear extension

Throstle Nest, 42 Rushey Meadow, Monmouth

Decision required by 8 October 2008

Recommendation: Approved

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

DC/2008/00707: Planning permission

Painted hardwood conservatory

8 Monnow Keep, Monmouth

Decision required by 10 October 2008

Recommendation:

DC/2008/00756: Planning permission

Remodel dwelling house to create first floor

7 Duchess Close, Osbaston, Monmouth

Decision required by 10 October 2008

Recommendation:

Late Correspondence:

MCC: Weekly list of registered planning applications week 38 13/09/2008 – 19/09/2008

MCC: Weekly list of determined planning applications week 38 13/09/2008 – 19/09/2008

111. **Any other business**

None

112. **Date of next meeting:**

Monday 13th October 2008 at 6.00pm at Osbaston Church in Wales School,
Osbaston Road, Monmouth

Signed: _____

Date: _____