

Monmouth Town Council

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PLANNING COMMITTEE

**Minutes of the Meeting held on Monday 5th January 2009
at 6.00 pm Market Hall Priory Street**

PRESENT: Deputy Chairman Councillor Mrs S Chivers
Councillor T Christopher, Councillor Mrs A Dewhurst, Councillor J Fletcher,
Councillor Mrs J Hall, Councillor R Hayward, Councillor Mrs B Smith
and Councillor Mrs A Were

There was a presentation at the commencement of the meeting by Mr David Jones regarding the proposals for the development of the almshouse site off St James's Square. Although the application is yet to be submitted initial talks with two planning officers have revealed that the Authority has concerns about over development. The proposal is to rebuild the almshouses and also to include new private accommodation.

Members had initial concerns about parking, access via the Burgage, how sustainable the building would be, how the private accommodation and almshouses would relate to each other, how it would affect the buildings at the entrance to the development.

- 172. To receive declarations of interest in items on the agenda**
Councillor Christopher declared a prejudicial interest in item 177.
- 173. To receive apologies for absence**
Councillor R Bond
- 174. To confirm and sign minutes of the previous meeting dated 22nd December 2008**
The minutes were approved but not signed.
- 175. To review action summary**
Noted
- 176. To receive correspondence**
- I. **MCC:** Agenda for planning Committee meeting to be held on Tuesday 16th December 2008
 - II. **Mitchel Troy United Community Council:** Agenda for extraordinary Meeting to be held on Tuesday 6th January 2009 7.00 pm regarding planning application DC/2008/00724 Troy House
 - III. **MCC:** Weekly list of registered planning applications week 48 22/11/2008 – 28/11/2008
 - IV. **MCC:** Weekly list of determined planning applications week 48 22/11/2008 – 28/11/2008
 - V. **MCC:** Weekly list of registered planning applications week 49 29/11/2008 – 05/12/2008
 - VI. **MCC:** Weekly list of determined planning applications week 49 29/11/2008 – 05/12/2008
 - VII. **MCC:** Weekly list of registered planning applications week 50 06/12/2008 – 12/12/2008

Initials: _____

VIII. **MCC:** Weekly list of determined planning applications week 50 06/12/2008 – 12/12/2008
Noted

Councillor Christopher withdrew from the meeting at the commencement of the discussion of item 177

**177. Application brought forward
DC/2008/01347: Planning Permission**

Amendments to existing approval comprising additional parking to phase 1 courtyard, redesign of 2nd phase care with 2 no additional dwellings, additional landscaping, additional parking to sides of care home – 20 extra spaces
Gibraltar House Care Home, Portal Road, Monmouth

Recommendation: Approval

Members expressed concern regarding the bank re-enforcement and also about the water run off from the car parking areas due to the amount of tarmac being used. Please could a condition be made to use permeable material for the car parking areas? It was also noted that the members would like the LPA to ensure that the landscaping areas are as per the application.

Councillor Christopher rejoined the meeting

178. To approve recommendations of the working group regarding the Local Development Plan consultation

The Planning Committee set up a working group to look at and comment on the options as set out in the Strategic Options Report produced by Monmouthshire County Council following workshops in December 2008 and January 2009.

A Strategic Options leaflet has been circulated as part of public consultation regarding the development of the County of Monmouthshire up to 2021.

Possible levels of growth

Option 1 250 dwellings per year

Option 2 350 dwellings per year

Option 3 475 dwellings per year

The working group considered that across the County of Monmouthshire option 2 was the most realistic. All conversions to existing buildings should be counted in the 350

Strategic Spatial Options

Option A

Abergavenny, Chepstow and Monmouth

Option B

Sevenside area around the M4 corridor

Option C

Distribute development across rural and urban areas

Option D

Development where opportunities exist for large scale mixed development

Initials: _____

The working group considered that Option A would allow for imaginative use of buildings that already exist and to offer small scale infill development. It also considered Option B in conjunction with Option A as a suitable area to focus major development with transport links and employment opportunities already in existence. There is little opportunity for employment in Monmouth and the infrastructure is such that a larger programme of housing development would overload existing facilities and be detrimental to our present and future communities.

The committee approved the recommendation and agreed that it would go forward to Full Council for further consideration.

179. To consider response to consultation on Planning Application Validation Checklist and Revised Car Parking Standards (Consultation Period closes on Friday 30th January 2009)

It was requested to defer this item until the next meeting and the Clerk was asked to circulate a copy of the consultation document to all members. This will be considered at the next meeting on 19th January.

180. Appeals:

E 6840/C/08/2090619: Change of use of land from communal parking area to residential garden

40 Wyefield Court Monmouth

Written representation to be received by 22 January 2009

Members agreed to recommend that this application should be refused as concerns were raised about the use of this land for further building development in the future. The Clerk was asked to write to the Planning Inspector with this recommendation for consideration in the appeal.

**181. Late Applications: (For Information Only To Be Carried Forward To Next Meeting).
Late Correspondence:**

Cascade: Open letter to Parish and Town Councillors re Community Housing needs

Stuart Peters e-mail: Writing in support of the revised application to Gibraltar Care Village

MCC: Agenda for planning Committee meeting to be held on Tuesday 6th January 2009
(Note: DC/2006/00858 Residential Development Land at Croft y Bwla Monmouth)

MCC: Weekly list of registered planning applications week 51 13/12/2008 – 19/12/2008

MCC: Weekly list of determined planning applications week 51 13/12/2008 – 19/12/2008

MCC: Monmouthshire Local Development Plan, dates for Community workshops Monmouth area will be Wednesday 21 January 2009 7.00pm at the Leisure Centre

MCC Planning: Information to be passed to the chair of the Planning Committee that a member of our Town Council will be attending to address members re Croft y Bwla

182. To agree items of business to be discussed at next meeting

183. To confirm date of next meeting

Monday 19th January 2009 at 6.00pm Market Hall Priory Street, Monmouth

Signature: _____

Date: _____

Initials: _____