

Monmouth Town Council

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PLANNING COMMITTEE

Minutes of the Meeting held on Monday 2nd March 2009 at 6.00 pm Market Hall Priory Street

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

215. To receive declarations of interest in items on the agenda

Councillor Mrs Smith declared a personal interest in the Appeal against MCC regarding non determination of application DC/2007/01249 Former Clinic, Dixon Road, Monmouth

216. To receive apologies for absence

Councillor R Hayward

217. To confirm and sign the minutes of the meeting held on 16th February 2009

The minutes were confirmed correct and signed

218. To review action summary

Noted.

The Clerk was asked to make further enquiries about the up to date situation regarding the enforcement notice issued to the Gatehouse Public House.

219. To receive correspondence

- I. **MCC:** Information re prohibition and restriction of waiting and loading for areas within Monmouth Town
 - II. **MCC:** Agenda for planning committee meeting to be held on Tuesday 17th February 2009
 - III. **MCC:** Weekly list of registered planning applications week 06 31/01/2009 – 06/02/2009
 - IV. **MCC:** Weekly list of determined planning applications week 06 31/01/2009 – 06/02/2009
 - V. **MCC:** Weekly list of registered planning applications week 07 07/02/2009 – 13/02/2009
 - VI. **MCC:** Weekly list of determined planning applications week 07 07/02/2009 – 13/02/2009
 - VII. **R Clements:** Objection letter regarding application DC/2009/00003 Watery Lane
 - VIII. **Hallam Land Management:** Information re public exhibition illustrating residential development proposals for West of Rockfield Road Monmouth to be held on Friday 27 February, 1.00pm- 8pm Monmouth Leisure Centre.
 - IX. **MCC Paula Clarke e-mail:** Information, No requirement for site notice on applications for certificates of lawfulness.
- Correspondence noted

- 220. Application brought forward**
DC/2009/00003: Certificate of existing lawful use or development
 Storage of vehicles and materials
 Black Rail Patch, Watery Lane, Monmouth
Decision required by 24 February 2009
Recommendation: Defer
 Individual site inspections to be discussed at the next planning meeting
Recommendation: Approval
 For: 4 Against: 1 Abstentions: 2
- 221. New applications**
- 1. DC/2008/01135: Retention of Development**
 Use of existing building for the operation and running of a milking machine supplies business (class B8) (Resubmission)
 Beaulieu Farm, Staunton, Coleford, GL16 8PB
Decision required by 6 March 2009
Recommendation: Refusal on the grounds that vehicles should be restricted to a maximum of 3.5 tonnes with a speed limit of 10 miles per hour
 - 2. DC/2009/00080: Advertisement Consent**
 Externally illuminated projecting sign
 90 Monnow Street, Monmouth
Decision required by 6 March 2009
Recommendation: Approval
 - 3. DC/2009/00094: Listed Building Consent**
 Proposed installation of a heritage blue plaque on front elevation to RHS of entrance door
 Edwards of Monmouth, 1 St Mary's Street, Monmouth
Decision required by 6 March 2009
Recommendation: Deferred pending further information
 - 4. DC/2009/00095: Listed Building Consent**
 Proposed installation of a heritage blue plaque on gable elevation of the building.
 The Grange
 16 St James Street, Monmouth
Decision required by 6 March 2009
Recommendation: Deferred pending further information
 - 5. DC/2009/00117: Planning Permission**
 Redevelopment of existing site for a 883 sq.m. bulky goods retail unit, car parking and landscaping
 May Hill Wharf, Wyesham Road, Monmouth
Decision required by 17 March 2009
Recommendation: Refusal on the grounds of access

6. DC/2009/00155: Planning Permission

Single storey extension to side and rear including conservatory
Parkview, Watery Lane, Monmouth

Decision required by 17 March 2009

Recommendation: Approval

222. Appeals

Appeal reference: E6840/E 09/2094921 Application: DC/2007/01249

Demolition of existing clinic, construction of apartments

Former Clinic Dixton Road, Monmouth

Decision required by 02 April 2009

Recommendation: Refusal

As per previous objection on the grounds that 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.

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

223. To discuss unapproved signs on Monnow Street

Members expressed concern over some signage within Monmouth that appears unsuitable within the conservation area. The Clerk was asked to write to the Enforcement Officer at MCC to enquire whether the following were considered acceptable and complied with the Authority's policy on signage.

Mark Elliot Furniture, 102 Monnow Street. less conspicuous signs would be preferred
Advertising hoarding on the side of Suit u, St Johns Street, for The Coach

House/Wedges – this is deemed inappropriate

Agincourt Dental Practice, 29 Monnow Street. Is permission needed for signage on the door of the premises?

Gibraltar House hoarding on Portal Road – Inappropriate

Drybridge House Railings – these railings are listed, does the Authority have power to request that the advertisements be removed?

Lids, Redbrook Road – the Town Council recommended refusal of illuminated signs which have now been erected. They are considered unsuitable as they are too obtrusive and not in keeping with the area of outstanding natural beauty.

224. To discuss Hallam's proposed plans for Croft y Bwla

A presentation on the hydrology of the Croft y Bwla site and the surrounding area was made by Councillor Mrs Hall giving reasons for refusing further development on the grounds of the high risk of further flooding. A copy of this is available in the Clerk's office.

225. Late applications (For information only to be carried forward to next meeting)
Applications:

1. DC/2009/00179: Planning Permission

Residential redevelopment of existing 2 flat property into a 3 flat property and 3 new dwellings

Flat 1, Dixton House, Dixton Road, Monmouth

Decision required by 17 March 2009

Recommendation:

2. DC/2008/01347: Planning Permission

Amendments to existing approval comprising additional parking to phase 1 courtyard, redesign of 2nd phase close care with 2 no additional dwellings, additional landscaping, additional parking to sides of care home

Gibraltar House Care Home, Portal Road, Monmouth

Decision required by 19 March 2009

Recommendation:

Correspondence:

MCC: Agenda for meeting to be held on Tuesday 3 March 2009 at 2.00pm

Hallam Land Management: Copy of planning application DC/2009/00161 for discussion on Monday 2nd March

MCC: Weekly list of registered planning applications week 08 14/02/2009 – 20/02/2009

MCC: Weekly list of determined planning applications week 08 14/02/2009 – 20/02/2009

Beacon: Article about new planning application at Croft y Bwla site

Appeal: Against non determination

Appeal reference: E6840/E 09/2094922 Application: DC/2007/01248

Demolition of existing clinic, construction of apartments

Former Clinic Dixton Road, Monmouth

Decision required by 02 April 2009

Recommendation:

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

227. Date of next meeting: Monday 16 March 2009 at 6.00pm at Market Hall Priory Street Monmouth