

Monmouth Town Council

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PLANNING COMMITTEE

Minutes of the meeting held on

Monday 6 June 2011 at 6.00 pm Shire Hall Monmouth

PRESENT: Chairman Cllr Bond

Cllr Mrs S Chivers	Cllr R Hayward
Cllr Mrs A Dewhurst	Cllr C Munslow
Cllr J Fletcher	Cllr J Singh Saran
Cllr Mrs J Gunter	Cllr Mrs B Smith
Cllr Mrs J Hall	Cllr Mrs A Were

IN ATTENDANCE: Cllr G Bright and Cllr Mrs S White

Mr Stephen Clarke gave a presentation regarding ditches and water issues at St Vincent's Drive.

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

None received

2. To receive apologies for absence

Cllr T Christopher

3. To confirm and sign the minutes of the meeting held on 23 May 2011

The minutes were confirmed as a true record and duly signed

4. To discuss the action review summary

Noted: Date for meeting regarding Wonastow Road will be Saturday 25 June 2011 with posters and petition to be circulated

5. To receive correspondence

- 1) **MCC:** Weekly list of Registered planning applications 23/04/2011 to 29/04/2011
- 2) **Gavo Kim Boucher:** Invite to join MCC at Caldicot Castle on day 3 of Back2 Business week for official launch of Business Plan 2 of Mon Rural Development Plan for Wales
- 3) **Susan Miles:** Objection letter regarding planning application DC/2011/00387 Manson Farm
- 4) **MCC:** Weekly list of Registered planning applications 07/05/2011 to 13/05/2011
- 5) **MCC:** Weekly list of Determined planning applications 07/05/2011 to 13/05/2011
- 6) **MCC:** Weekly list of Registered planning applications 14/05/2011 to 20/05/2011
- 7) **MCC:** Weekly list of Determined planning applications 14/05/2011 to 20/05/2011
- 8) **Chamber of Commerce:** Copy of letter of objection to application for Dixton Road Clinic
- 9) **MCC:** Agenda for Planning meeting to be held on Tuesday 31 May
- 10) **Michael Kennard:** Letter of objection DC/2010/00785
- 11) **MCC:** Notice of road closure for Wye bridge and A4136 Mayhill Monmouth from Monday 11 July for two weeks (22.00 to 06.00 Monday to Sat only)

Noted

6. New Applications

1) **DC/2011/00186: Planning Permission**

Proposed new dwelling
Land Adj 2 Richmond Villas
Watery Lane Monmouth

Decision Required by: 7 June 2011

Recommendation: Refused

6.6.11: Site meeting to be arranged for Wednesday 8 June 2011 when decision will be made

8.6.11: Unsure of the present design based on

- Height
- Overlooking Brook estate garden
- Unclear on how **NOT** going to cut down the trees

2) **DC/2011/00419: Planning Permission**

Retention of boundary retaining wall and covered domestic workshop area and provision of new bathroom window

1 Oak Cottages

St Mary's Road

Osbaston Monmouth

Decision Required by: 9 June 2011

Recommendation: Refusal

- Retrospective application
- Overdevelopment of the site
- Out of keeping with the area

3) DC/2011/00477: Reserved Matters

Design and external appearance of the 2 dwellings and landscaping

Land adj offices

Rockfield Road Monmouth

Decision Required by: 15 June 2011

Recommendation: Approve

4) DC/2011/00025: Planning Permission

Demolition of existing dwelling and replacement with new dwelling

9 The Gardens Monmouth

Decision Required by: 15 June 2011

Recommendation: Approve

For: 6 Against: 4 Abstention: 1

5) DC/2011/00436: Reserved matters

Construction of 84 dwellings, estate roads, children's play areas, drainage scheme including attenuation pond for surface water.

Land at Croft-y-Bwla Rockfield Road

Monmouth

Decision Required by: 21 June 2011

Recommendation: Refusal

- No renewable energy taken into account in the proposed houses
- Geologically known as a wetland for centuries
- Inadequate water run off
- Water levels not taken into account
- An ecological survey required
- Lack of adequate semi permeable surfaces
- Inadequate emergency vehicle access within the site
- More properties should be south facing to use solar panelling
- Exposure of the peat level cut into for footings so breaking the aquifer below the ground. The footings will cause springs exposing the peat, resulting in CO2 emissions
- Calculation for the size of the attenuation pond only includes water from surface run off. Recent excavations on the site show a thick peat aquifer less than 1 metre below ground level which will be broken into during placing of footings. Presence of springs on the site during wet weather indicates that water from the aquifer contributes greatly to surface run off. The calculation for the size of the attenuation pond is therefore unsound and incorrect.

7. To discuss the Old Hospital site and enforcement

Write to enforcement regarding concerns with tiles, water tightness of the building and the preservation of the building

8. To discuss 17 Dixton Close

Welsh Water reviewing the run off situation. Councillor Mrs Dewhurst to follow up the leads

9. To Propose ideas for opposing the LDP site at Wonastow Road

Meeting to be arranged for Thursday 23 June at the Three Horseshoes at 7.30pm
Meeting with MCC to be held on Friday 1st July 9.00am at County Hall.
Representatives to include 1 County Councillor, (Cllr Hayward)
1 Town Council member and 2 members of the public

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

Hadnock Road, Dixton Close and LDP Wonastow Road

11. To confirm date of next meeting: Monday 20 June 2011 at 6.00pm Shire Hall