

Planning Committee

by Chairman Councillor R Bond

As usual The Planning Committee has been very busy with a large and varied number of applications being received, and generally Monmouthshire County Council (MCC) have accepted the Monmouth Town Councils' (MTC) recommendations. The committee continues to be vigilant in cases where companies and private individuals flout planning regulations, for instance on signage and change of use matters or non compliance with planning conditions and listed buildings regulations.

The proposed Croft -y -Bwla housing development on the land adjacent to the Rockfield Estate which has been the subject of a successful appeal; still raises major concerns regarding access as do the existing flooding problems created by the adjacent site's lack of provision against water run-off and the concerns regarding ground water as do the proposals in the Local Development Plan (LDP) for 480 houses on the Wonastow Road land in the ownership of the Welsh Assembly. MTC planning committee has argued and continues to argue against the necessity of that development.

We are still keeping a very watchful eye on the two developments on the Old Hospital site currently refused by MCC contrary to our recommendation, and the Dixton Road Clinic where our preferred entrance to the site is from the Dixton Road side rather than the proposed access through The Burgage, which is impossibly narrow and would clash with school pedestrian traffic.

The planning committee continues to look at the input that Monmouth Town Council would like to have in the other aspects of the Local Development Plan where it impacts on Monmouth. It will serve as a useful consultation document for the committee. Here are some of the headings used and for brevity it includes only some aspects under each section.

- **Sustainability**
Improve standards of housing insulation
Town centre regeneration
- **Environmental**
Tree planting and maintenance programme to improve the town's appearance
Avoid development on flood plains and other areas prone to flooding
- **Housing**
A balance between the types of housing needed
Additional housing generated by infill and redevelopments
- **Industry and Employment**

Increase local employment of all kinds

- **Tourism**
Encouragement of a year long event programme extensively and well publicized
Improved marketing of historic features and connections

- **Shopping**
Total rejection of out of town retail outlets
Improved car and coach parking facilities

- **Waste Management**
Programme for minimum use of packaging
Use of biodegradable products
More emphasis on recycling

This is not a comprehensive list and the full summary can be made available.

We repeat our gratitude for the assistance of the staff in the Planning Dept at County Hall who have been quite helpful on individual and general issues. We appreciate any guidance and the training that we have received. I would also like to thank our small but dedicated committee for their commitment and Jane Lloyd for her help, in what is a very important area of Monmouth Town Councils' responsibilities.

Cllr Richard Bond Chair