

MONMOUTH TOWN COUNCIL

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Minutes of EXTRAORDINARY MEETING OF THE PLANNING COMMITTEE on Tuesday 26th January 2021 at 6pm via BT telephone conference

Present: Chair: Cllr J Treharne

Cllr R Smith Cllr S White
Cllr J Gunter Cllr R Roden
Cllr A Dewhurst Cllr R Jupp
Cllr E Bryn

C. Williams (Officer)

4 members of press and public

71. Attendance and apologies for absence.

To confirm attendance and receive apologies for absence.

No apologies were recorded.

72. Declarations of Members Interests and Dispensations.

To receive declarations of interest in items on the agenda.

Cllr Gunter declared a personal interest in agenda item 9B

Cllr Jupp declared a personal interest in agenda item 4B

73. Minutes.

To confirm and sign the minutes of the meeting held on Tuesday 5th January 2021

Cllr Smith joined meeting

It was **resolved** to approve the minutes of Tuesday 5th January 2021 as a true record

74. New Applications

Cllr Bryn joined the meeting

**A. DM/2020/01854 Listed Building Consent Heritage
Internal and external alterations.
Location: Griffin Hotel
1 Whitecross Street**

**Monmouth
NP25 3BY**

It was **resolved** to recommend approval of this application

**B. DM/2020/01869 Householder
Two storey extension to rear of existing dwelling including
associated internal alterations.
Location: 2 Rockfield Avenue
Monmouth
Monmouthshire
NP25 5BB**

It was **resolved** to recommend refusal of this application on the grounds of over development, scale, not in-keeping and potential loss of light for neighbour with the Committee recommending that the applicant reconsider reducing the footprint.

Councillors noted in their discussions that there were no objections raised by neighbours but they were concerned that a development of the proposed size would cause a shadow bearing in mind the south facing garden. Councillors understood the need for a larger property and welcomed the idea that the property could be developed to provide more bedrooms however felt that the proposed development was too large for the location.

**C. DM/2020/01870 Householder
Demolition of existing garage & construction of replacement
garage to house motor home.
Location: Ty Coed Celyn
43 Dixon Close
Monmouth
Monmouthshire
NP25 3PJ**

It was **resolved** to recommend approval for this application with the condition that the Welsh Water recommendation is adhered to.

It was **resolved** to bring forward agenda item 9 as members of public were in attendance.

75. Late Applications

To consider any late applications received by MTC

**A. DM/2020/01850 Certificate of ExistLawful Use or Dev
The lawful use of the land for residential amenity and leisure
use ancillary to Fairview, Manson.
Location: Fairview
Manson Lane
Manson
Monmouth
Monmouthshire
NP25 5QZ
Decision required: 10th February 2021**

It was **resolved** to recommend approval of this application.

- B. DM/2020/01714 Discharge of Condition**
Discharge of condition no. 13 (external lighting) of planning
consent DC/2016/00107.
Location: Williams Building
Kingswood Gate
Monmouth
NP25 4EE

It was **resolved** to recommend this application for approval

Councillors were cautious of this application following the issues that have since arisen with the Silbuster internally lit external sign. Cllr Treharne noted that there was no mention of internal lights on this application and therefore it was recommended for approval.

- C. DM/2020/01766 Retrospective application for amendment to previously**
approved planning application: DM/2020/00669.
Location: Beaulieu Barn
25 Kymin Road
The Kymin
Monmouth
NP25 3SD

It was **resolved** to recommend refusal of this application on the grounds of repeated retrospective applications being unreasonable.

Councillors received a number of complaints from residents including that the application does not reflect the drawings and that the building is much larger than it should be. It was noted that residents wished to remain anonymous but had provided details to some Councillors and the Officer. Advice was sought from Planning Aid Wales and One Voice Wales regarding the impact of guidance from anonymous correspondence.

Councillors were concerned by the points raised in the correspondence and questioned whether it would be possible for a site visit. It was felt that in line with the current Welsh Assembly rules regarding unnecessary travel, such a visit would not be possible. Cllr Bryn offered to take photographs for the committee. Councillors noted that over time the building has grown considerably. They noted that this is a further retrospective application made for this development and they felt that this was unacceptable especially giving consideration to the concerns of residents.

- D. DM/2020/01784 Planning Permission**
Change of use from office to residential.
Location: 9 Whitecross Street
Monmouth
Monmouthshire
NP25 3BY

It was **resolved** to recommend approval of this application.

76. Application DM/2016/00287 as amended by DM/2020/00669 Beaulieu Barn, 25 The Kymin, Monmouth, NP25 3SD

To consider and discuss emails received from members of public regarding the above application and to agree any action arising from the same (attached).

Councillors discussed and considered how the committee could address the emails received from concerned residents but who had asked to withhold their personal information. Cllr Gunter and Cllr Bryn both felt that as they were the ones in receipt of such emails, they could not betray that request. Cllr Treharne agreed and confirmed that he would never ask for that trust to be broken. It was suggested that the authors should be directed to Monmouthshire County Council's Enforcement department although it was noted that some of the authors had already received responses from MCC Enforcement. It was also noted that other Councils do not take into consideration anonymous views. Cllr Smith stated that he was concerned that some processes weren't being adhered to as some residents advised that they had not received a planning notification despite living in the area. He also noted that the tone of the emails received showed that they should be considered and that a response should be sent regarding a referral to Enforcement. He also stated that if the reason to withhold information was a personal reason, that this should be raised with the Police.

Councillors were concerned that some of the emails contained allegations that were seemingly unfounded or without evidence being produced and so could not give weight to these. Cllr Treharne stated that he finds it appalling that people have had to send in emails anonymously due to concerns about the applicant. It was suggested that those who had received emails from residents should respond to those emails stating that the concerns of residents should be submitted to MCC Enforcement.

It was **resolved** that Cllr Bryn, Cllr Gunter and C. Williams would respond to the emails received detailing the discussion from tonight.

The Councillors addressed the email received from Mr Hatton. Cllr Roden thanked Mr Hatton for his email and explained that the term "acceptable failure" was in relation to the gable end that the committee accepted in a previous meeting. He stated that issues had arisen during the previous planning process and that the error was deemed acceptable by the committee. Cllr Roden advised Mr Hatton that the committee had not received any correspondence from residents at this point. Cllr Roden explained that the committee considered the detail in the application and were satisfied with the same. It was explained that site visits were rarely undertaken, especially in the current climate and that the committee considers the documentation submitted on the MCC Planning Portal. Cllr Smith told Mr Hatton that he found the tone of his letter insulting. Cllr Smith stated that the committee debate and discuss all applications and that he felt that there was an allegation of dealing with planning applications in a cavalier manner which is wholly incorrect.

Cllr Treharne addressed Mr Hatton and said that he hoped he had seen that there is no lack of scrutiny when it comes to the consideration of applications from tonight's meeting. Cllr Treharne stated that all planning meetings have been held via BT Conference to ensure equality and fairness during the pandemic. He accepted that this was not the smoothest way to hold meetings but the committee does give full attention and full consideration to each application.

77. Local Development Plan (LDP)

To receive an update regarding the LDP (RR)

Cllr Roden told the committee that seminars are ongoing and the latest was to discuss the aspect of employment.

RR left meeting

Cllr Dewhurst advised that she had taken part in the Teams meeting last week regarding the LDP with MCC which was aimed at Town and Community Councils. Cllr Dewhurst advised that MCC were honest about a preferred plan and a preferred option which would mean looking at developing sustainable settlements. Cllr Dewhurst advised that it was said that Monmouth is deemed a sustainable town which means it would be suitable for development. Cllr Dewhurst told the committee that she questioned lack of transport in Monmouth at the meeting and that the response was based on the belief that many would be working from home moving forward. Cllr Treharne stated that the Welsh Government has a long way to go to put in a respectable system of public transport in Monmouth. He stated that it is not always possible for Monmouth residents to use public transport. Cllr Bryn stated that the Active Travel Group did respond to the Welsh Assembly travel restructure consultation and mentioned the lack of transport and public transport links in the area as part of the consultation.

78. Dilapidated Buildings- Monnow Street

To consider any update received from MCC regarding the dilapidated buildings reported by MTC and to agree any further actions

There was no update despite C. Williams chasing A. Longford (MCC).

79. Enforcement Matters

To receive an update regarding any enforcement matters reported by MTC to MCC particularly the ongoing matter of Yummies

Cllr Treharne advised that he emailed Alison Pankhurst (MCC) inviting her to tonight's meeting but he had received no response.

80. Date of Next Meeting

To be determined

Meeting Ended: 19:39