

# MONMOUTH TOWN COUNCIL

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## Minutes of EXTRAORDINARY MEETING OF THE PLANNING COMMITTEE on Tuesday 9<sup>th</sup> February 2021 at 6pm via BT telephone conference

Present: Chair: Cllr J Treharne  
Cllr R Smith  
Cllr J Gunter  
Cllr A Dewhurst  
Cllr E Bryn  
Cllr S White

C. Williams (Officer)  
D. McNeill (Locum Town Clerk)

1 member of press

### **81. Attendance and apologies for absence.**

To confirm attendance and receive apologies for absence.

Apologies were received from Cllr R Jupp, Cllr R Roden

### **82. Declarations of Members Interests and Dispensations.**

To receive declarations of interest in items on the agenda.

No declarations of interest were recorded.

### **83. Minutes.**

To confirm and sign the minutes of the meeting held on Tuesday 26<sup>th</sup> January 2021

It was **resolved** to confirm the minutes as a true record of the meeting on Tuesday 26<sup>th</sup> January 2021.

### **84. Public Participation**

To receive questions from members of the public for a maximum of 10 minutes.

*(During this time of remote meetings any members of public who wish to speak or ask a question must email their request by the Friday before the meeting. The Chairman, may at his/her discretion, agree that a member of the public wishing to speak on an item can do so when that item is reached on the agenda.)*

There were no requests from members of the public to speak.

## 85. New Applications

### A. DM/2020/01783 Discharge of Condition Discharge of condition 5 from planning consent DC/2006/00858.

**Location: Land At Croft Y Bwla Farm  
Rockfield Road  
Monmouth  
Monmouthshire**

**Recommendation require by 17<sup>th</sup> February 2021**

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

Councillors were concerned that the failed flood defence showed poor calculation of the effect of excessive surface water and accepted that the pond needed to be repaired because it had “overtopped”. It was particularly concerning this had happened prior to any building works commencing as this will increase the quantity of surface water to be managed in a high rainfall situation. However, it was acknowledged by Councillors that it was better this would be rectified prior to building works starting.

### B. DM/2021/00100 Mod or Removal of Condition Variation of condition 2 of planning consent DM/2020/01781. (Reduce scope of approved work).

**Location: 24 Dixton Close  
Monmouth  
Monmouthshire  
NP25 3PQ**

**Recommendation required by 17<sup>th</sup> February 2021**

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

### C. DM/2019/01867 2 new detached dwellings with associated garages, car parking, access driveways and landscaping

**Location: Land Rear Of Rosebrook  
Watery Lane  
Monmouth  
Monmouthshire**

**Recommendation required by 10<sup>th</sup> February 2021**

It was **resolved** that C Williams would contact the Planning Officer at MCC for clarification on the elevations included in the application and to defer the application to the next meeting on 23<sup>rd</sup> February 2021.

Councillors could not clearly identify the proposed changes on the plans submitted on the Planning Portal and also found the elevations submitted conflicting. The gable end window facing Half Acre on the proposed plans is opposite to those in the current plans and so further clarification is required. The locum clerk confirmed that the statutory deadline for recommendation was 1<sup>st</sup> March 2021 and so it is hoped that the

Planning Officer would grant a short extension of time to allow the consideration of the information obtained from the Planning Officer.

- D. DM/2020/01585 Listed Building Consent Heritage**  
**Replace existing windows with opening windows. Installation of awning to front elevation.**  
**Location: 23 Monnow Street**  
**Monmouth**  
**Monmouthshire**  
**NP25 3EF**  
**Recommendation required by 18<sup>th</sup> February 2021**

It was to recommend approval of this application

- E. DM/2021/00082 Advertisement Consent**  
**Canopy over door and window with company logo.**  
**Location: 1 Church Street**  
**Monmouth**  
**Monmouthshire**  
**NP25 3BX**  
**Recommendation required by 18<sup>th</sup> February 2021**

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

- F. DM/2021/00069 Listed Building Consent Heritage**  
**LBC - Replacement of modern casement windows and kitchen door at rear of property. Minor internal alterations.**  
**Location: 1 St James Mews**  
**Monmouth**  
**Monmouthshire**  
**NP25 3BW**  
**Recommendation required by 23<sup>rd</sup> February 2021**

It was **resolved** to defer this application to the next committee meeting on 23<sup>rd</sup> February 2021 to seek further clarification and information regarding the kitchen door and the windows and the possibility of providing elevations to help assess the application.

## **86. Late Applications**

To consider any late applications received by MTC

There were no late applications for consideration.

## **87. Reconsideration of application: DM/2020/01766 Retrospective application for amendment to previously approved planning application: DM/2020/00669**

To resolve to suspend Standing Order 7 a) to enable the reasons for refusal on the planning application to be reconsidered on the advice of the locum clerk.

It was **resolved** to suspend Standing Orders 7a to allow the committee to reconsider this application.

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It was **resolved** to recommend refusal of this application on the following grounds:

1. Overdevelopment
2. Scale
3. Not in-keeping with the area
4. Impact on neighbours.
5. Concerns that the plans do not accurately reflect the actual build.

It was **resolved** to submit a letter as drafted, with minor amendments, as the Committee's response to this application.

**88. Street Naming and Numbering Application: Hillcrest Road**

To consider and discuss the street naming and numbering application submitted for 38 Hillcrest Road, Monmouth (attached)

It was **resolved** to seek clarification from Monmouthshire County Council as to whether the street numbers were to be the same as the plot numbers marked on the plan and to defer this item to the next meeting.

**89. Local Development Plan (LDP)**

To receive an update regarding the LDP (RR)

It was **resolved** to defer this agenda item to the next meeting in the absence of Cllr Roden.

**90. Dilapidated Buildings- Monnow Street**

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

The Administrative Officer confirmed that a further email had been sent to A Longford of MCC but no response received to date.

**91. Enforcement Matters**

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

The Administrative Officer confirmed that a further email had been sent to MCC regarding the enforcement matter of Overmonnow Garage but no response had been received to date. Cllr Treharne confirmed that he would email the Enforcement Officer again, to invite her to the next meeting so that a discussion could be had regarding Yummies.

**92. Date of Next Meeting**

The date of the next meeting is Tuesday 23<sup>rd</sup> February 2021 at 6:00pm

**Meeting Closed: 19:21**