

# MONMOUTH TOWN COUNCIL

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## **Minutes of the remote meeting of the Planning Committee held on 23rd March 2021 via BT Conferencing at 6:00pm**

Present: Chair: Cllr J Treharne (Chair)  
Cllr S White Cllr J Gunter  
Cllr R Jupp Cllr E Bryn  
Cllr R Smith Cllr A Dewhurst  
Cllr S Jones

D. McNeill (Locum Town Clerk)  
C. Williams (Administrative Officer)  
4 members of press and public

Cllr Treharne officially welcomed Cllr Jones to the Committee and to the Council.

106.	<b>Attendance and apologies for absence.</b> To confirm attendance and receive apologies for absence.  No apologies were received from Cllr Legg.	
107.	<b>Declarations of Members Interests and Dispensations.</b> To receive declarations of interest in items on the agenda.  No declarations of interest were recorded	
108.	<b>Minutes.</b> To confirm and sign the minutes of the meeting held on Tuesday 9 <sup>th</sup> March 2021  It was <b>resolved</b> to approve the minutes as a true record.	
109.	<b>Public Participation</b> To receive questions from members of the public for a maximum of 10 minutes. <i>(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.)</i>  Cllr Treharne confirmed that requests to speak were received from 2 members of the public.  The first objects to the application DM/2021/00050 DS Music stating that approval would damage the character and atmosphere of Monmouth Town and that	

	<p>bringing gambling to the town could cause damage to residents' health. Dr Maby referred members to a report from Bangor University in 2019 that details the impact of gambling on the mental and physical health of those who gamble. Dr Maby stated that she understood the need to fill empty shops in Monmouth but asked the committee to refuse this application.</p> <p>The second also opposed the application DM/2021/00050 DS Music. Mrs Whitehead stated that in Monmouth there is a high percentage of low income earners and that substance abuse is rife which would increase should the committee recommend approval of the application. She stated that the location of the business is not appropriate with the town being the gateway to Wales. Mrs Whitehead asked the committee to make Monmouth thrive again and to listen to the people of Monmouth.</p> <p>The locum clerk advised that the licence to operate as a gambling premises had already been granted by MCC and as much as the committee may agree with the concerns raised by residents, the planning committee can only consider this application for change of use based on planning considerations. Sadly, health and social concerns are not planning considerations.</p>	
<p><b>110.</b></p>	<p><b>New Applications</b></p> <p><b>A. DM/2021/00050 Planning Permission</b>  <b>A change of use of former DJ Music to an adult gaming centre (arcade gaming machines).</b>  <b>Location: 2-4 Monnow Street</b>  <b>Monmouth</b>  <b>Monmouthshire</b>  <b>NP25 3EE</b>  <b>Recommendation required by 2<sup>nd</sup> April 2021</b></p> <p>Committee members shared the concerns raised by members of the public that had contacted the committee, however they acknowledged the need to base any objections on planning considerations. Councillors noted the recently adopted National Development Plan for 2040 and its impact on how the high street should now be viewed, which could potentially support this type of development as a "leisure facility". Whilst the committee accepted that the new development plan for Wales supersedes the Local Development Plan and relevant Supplementary Planning Guidance, they felt that it did not negate other planning concerns that the committee had.</p> <p><i>18:20 Cllr Bryn left the meeting</i></p> <p>It was <b>resolved</b> to recommend refusal of this application on the grounds of</p> <ul style="list-style-type: none"> <li>• Noise</li> <li>• Disturbance</li> <li>• Nuisance</li> <li>• Adverse visual impact</li> </ul>	

- Detrimental effect on the character of the area

It was agreed that the committee would request that this application is called-in for consideration by the MCC Development Management Committee and agreed that Monmouth Town Council would be represented at that meeting.

It was **resolved** to bring forward items B and D

- B. DM/2021/00304 Householder**  
**Proposed first floor extension and alterations.**  
**Location: Bryony House**  
**6A The Vineyard**  
**Monmouth**  
**Monmouthshire**  
**NP25 3PU**  
**Recommendation required by 24<sup>th</sup> March 2021**

Cllr Dewhurst attended the location and observed the property from the public highway and provided a report of her views to the committee. Councillors were content with the application and took no issue with the proposals.

It was **resolved** to recommend approval of this application with the condition that the Applicant adhere to the conditions imposed by Welsh Water.

- D. DM/2021/00342 Householder**

**Replacement garage including study within roof space and attached log store.**  
**Location: Penybryn**  
**Oakfield Road**  
**Monmouth**  
**Monmouthshire**  
**NP25 3JJ**  
**Recommendation required by 31<sup>st</sup> March 2021**

Councillors considered the objection from the neighbouring property but felt that their concerns did not give suitable grounds for recommending refusal of this application. The committee agreed that the bulk of the garage would be visible from the Applicant's home rather than from neighbours or on approach.

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

- C. DM/2019/01300 Reconsultation**  
**Erection of 1 no. Replacement Detached Dwelling and 5 new Detached Dwellings. Provision of new access road. Amended**

	<p><b>domestic curtilage to existing dwelling house and all associated external works.</b>  <b>Location: Woodmancote</b>  <b>Highfield Road</b>  <b>Osbaston</b>  <b>Monmouth</b>  <b>Monmouthshire</b>  <b>NP25 3HR</b>  <b>Recommendation required by 26<sup>th</sup> March 2021</b></p> <p>Councillors noted the effort made by the Applicant to resolve water run-off and drainage issues, that had been raised previously within the curtilage of the site. Concerns were raised regarding access and, in particular, increased traffic on Highfield Road and Highfield Close and the potential impact this would have on the surrounding area.</p> <p>It was <b>resolved</b> to recommend approval of this application but to note the concerns of the Committee regarding limited access to the site, the level of disruption it is likely to cause to the local residents and the worrying effect of increased traffic in the area.</p>	
111.	<p><b>Late Applications</b>  To consider any late applications received by MTC</p> <p><b>A. DM/2021/00182 Planning Permission</b>  <b>Demolition of existing 2 storey dwelling. Construction of a 2 storey replacement dwelling including integral garage and amended access.</b>  <b>Location: Woodmancote</b>  <b>Highfield Road</b>  <b>Osbaston</b>  <b>Monmouth</b>  <b>Monmouthshire</b>  <b>NP25 3HR</b>  <b>Recommendation required by 9<sup>th</sup> April 2021</b></p> <p>It was <b>resolved</b> to recommend approval of this application.</p> <p><i>With the time at 7.56pm it was <b>resolved</b> to suspend Standing Order 3w to allow the remainder of the business on the agenda to be completed.</i></p>	
112.	<p><b>Site Visit Policy</b>  To consider the need for a policy for site visits undertaken by the MTC Planning Committee</p> <p>The Locum Clerk suggested the need for a policy should the Planning Committee need to undertake a site visit as part of their consideration of an application. The</p>	

	<p>Locum Clerk stated that the policy would give clarity as to what is and isn't acceptable for site visits and would ensure the safety of Councillors. Cllr Treharne was concerned that the adoption of a policy would impose site visits on members when they weren't always necessary and that he would prefer site visits to remain informal. However it was clarified that the policy was not intended to place a requirement for a site visit but would provide clarity.</p> <p>It was <b>resolved</b> that the Administration Officer would prepare a draft policy for Site Visits for consideration at the next meeting.</p>	<b>C. Williams</b>
<b>113.</b>	<p><b>Planning Aid Wales Training- Solving Problems with Planning Online</b> To consider and agree the instruction of Planning Aid Wales to provide a bespoke training course regarding "Solving Problems with Planning Online".</p> <p>a) It was <b>resolved</b> to instruct Planning Aid Wales to provide a bespoke training course with a budget of up to £550.00 to be paid from the Planning Committee Budget.</p> <p>b) It was <b>resolved</b> if there is no limit on the number of attendees that Councillors would be offered the opportunity to attend the training and to open the invitation to local Community Councils with a charge of £20.00 per head.</p>	<b>C. Williams</b>
<b>114.</b>	<p><b>Local Development Plan (LDP)</b> To receive an update regarding the LDP</p> <p>Cllr Treharne advised that there was no update as recent training had been cancelled.</p>	
<b>115.</b>	<p><b>Dilapidated Buildings- Monnow Street</b> To consider any update received from MCC regarding the dilapidated buildings reported by MTC and to agree any further actions.</p> <p>The Administration Officer confirmed that there was no update beyond the email received from A Longford.</p>	
<b>116.</b>	<p><b>Enforcement Matters</b> To receive an update regarding any enforcement matters reported by MTC to MCC particularly the ongoing matter of Yummies.</p> <p>It was agreed that Cllr Treharne would obtain an update from A. Jones at MCC.</p>	<b>Cllr Treharne</b>
<b>117.</b>	<p><b>Items for Discussion at Next Meeting</b> To agree any future items for discussion</p> <p>1. To receive a report on Child Friendly Planning and TAN 16 training that Cllr Jupp attended.</p>	

118.	<b>Date of Next Meeting</b> Tuesday 6 <sup>th</sup> April 2021 at 6:00pm	

**Meeting Closed: 20:19**