



DRAFT

Minutes of the Meeting of the Planning Committee held on Tuesday 6th April 2021 via BT Conferencing

Present:

Cllr A Dewhurst	Cllr J Gunter
Cllr S Jones	Cllr R Jupp
Cllr R Smith (Deputy Chair)	Cllr J Treharne (Chair)
Cllr S White	

**C. Williams (Administrative Officer)
1 member of press**

119.	Attendance and apologies for absence To confirm attendance and receive apologies for absence. Apologies were received and accepted from Cllr E Bryn. No apology was received from Cllr Legg.
120.	Declarations of Members Interests and Dispensations To receive declarations of interest in items on the agenda. Cllr Gunter declared a personal interest in item 123 application D.
121.	Minutes To confirm and sign the minutes of the meeting held on Tuesday 23 rd March 2021. It was resolved to approve the minutes as a true record of the meeting.
122.	Public Participation 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> There were no requests to speak from members of the public.
123.	New Applications <i>It was resolved to bring forward application E to consider with application A as they relate to the same property.</i>

A. DM/2021/00394 Householder

First floor bedroom extension at rear, small conservatory to replace existing rear porch and removal of dormer bedroom over kitchen.

Location: Salts Lodge

Ancrehill Lane

Monmouth

Monmouthshire

NP25 5HS

Recommendation required by 9th April 2021

It was **resolved** to recommend approval of the application with the condition that Welsh Water are contacted as per their request.

E. DM/2021/00395 Listed Building Consent Heritage

LBC - First floor bedroom extension at rear, small conservatory to replace existing rear porch and removal of dormer bedroom over kitchen.

Location: Salts Lodge

Ancrehill Lane

Monmouth

Monmouthshire

NP25 5HS

Recommendation required by 14th April 2021

It was **resolved** to recommend approval of the application with the condition that Welsh Water are contacted as per their request.

B. DM/2021/00195 Householder

Demolition of existing shed. Erection of new garage.

Location: 29 St Thomas's Square

Monmouth

Monmouthshire

NP25 5ES

Recommendation required by 13th April 2021

Councillors thanked the Planning Officer for the additional supporting documentation that assisted the decision-making process.

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

C. DM/2021/00478 Householder

Construction of detached garden room, extension of existing porch canopy and associated extension of pavings to entrance pathway

Location: 7 Berryfield Close

Monmouth

Monmouthshire

NP25 3JG

Recommendation required by 13th April 2021

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

D. DM/2021/00227 Planning Permission

Provision of gantry to allow safe working environment to allow wash down of equipment.

Location: Williams Building

Kingswood Gate

Monmouth

Monmouthshire

NP25 4EE

Recommendation required by 14th April 2021

Councillors questioned whether the resulting water from the washing of equipment should be deemed foul water and whether it would pollute the water systems surrounding the area. It was noted that the nature of the business is to clean water and so it was assumed they would do this with any foul water but Councillors required assurance before considering the application in full. Councillors also noted that the application seems to be retrospective.

It was **resolved** to write to the Planning Officer with the committee's questions and to defer the recommendation to the Planning Committee meeting on 13th April 2021.

Questions for Planning Officer:

1. How much water would the Applicants anticipate using in cleaning the equipment and where is it anticipated that the water run off would drain to?
2. Is it anticipated that the washing of equipment will be noisy and if so,
3. Does the Applicant anticipate that any noise will have an impact on neighbours?
4. What type of equipment is being washed and is it likely that pollutant material will be washed off the equipment?
5. Would the dirty water be considered "foul water"?
6. Has the Environmental Officer been consulted on this application?
7. The Committee believes that the gantry is already in position. Can the Applicant provide photographs of the current gantry and how it is being used?

F. DM/2021/00552 Listed Building Consent Heritage

Conversion of existing ground floor offices to be used as part of the existing dwelling forming the upper floors of the property. Associated alterations and improvements to comply with building regulations removal of the rear low quality lean to and associated repairs and improvements to the roof and walls of the single story area.

Location: 9 Whitecross Street

Monmouth

Monmouthshire

NP25 3BY

	<p>Recommendation required by 16th April 2021</p> <p>It was resolved to recommend approval of this application.</p> <p>G. DM/2021/00514 Householder Two storey side extension to provide third bedroom and additional living space Location: 19 Wyesham Avenue Wyesham Monmouth Monmouthshire NP25 3NE Recommendation required by 20th April 2021</p> <p>It was resolved to recommend approval of this application.</p>
<p>124.</p>	<p>Late Applications To consider any late applications received by MTC</p> <p>A. DM/2021/00392 Non Material Amendment Non material amendments in relation to planning consent DC/2016/00041 - Two disabled spaces removed on the exit road of the Wye Bridge Car Park. One disabled space added to the rear with footway to link to the subway and existing footway network. Additional landscaping between disabled space and existing wall/flats. An additional tree is saved from removal as per the original design. Passive provision for EV charging points. Two additional disabled spaces will be provided in Glendower carpark. Knee rail wooden fence to the Southern side of the parking area. Location: Wyebridge Street Monmouth NP25 3DL Recommendation required by 21st April 2021</p> <p>Consideration was given to potential archaeological issues and highway matters with Councillors noting the entrance to the carpark was very close to the dual carriageway. Councillors welcomed the inclusion of EV charging points and the proposal to have additional trees in the area. Councillors questioned whether it would be possible to include some green space or planters to improve the appearance of the car park and Wye Bridge Street as a whole. Councillors agreed that one parking ticket machine is likely to be insufficient given the waiting times for access to machines in other Monmouth car parks.</p> <p>It was resolved to recommend approval of this application with the recommendation that an additional ticket machine be provided.</p> <p>B. DM/2021/00469 Planning Permission Change of use of offices to two residential apartments with</p>

	<p>no external alterations. Retaining front of ground floor space fronting onto Monnow Street as an office. Location: Alan Curtis And Associates 78 Monnow Street Monmouth Monmouthshire NP25 3EQ Recommendation required by 21st April 2021</p> <p>It was resolved to recommend approval of this application.</p> <p>C. DM/2021/00173 Planning Permission Incorporate external alley way to be included internally with a flat roof infill to gain wheelchair access to the rear garden. Location: Green Dragon Inn St Thomas's Square Monmouth Monmouthshire NP25 5ES Recommendation required by 22nd April 2021</p> <p>It was resolved to recommend approval of this application.</p>
<p>125.</p>	<p>Site Visit Policy To consider a draft site visit policy</p> <p>It was resolved to defer this item to a later meeting.</p>
<p>126.</p>	<p>Training Report- “Child-friendly planning and design: beyond TAN 16” To receive a report from Cllr Jupp who attended the above training session on 10th March 2021.</p> <p>Cllr Jupp addressed the Committee and explained that the training brought together 3 experts regarding child friendly planning. She explained that the experts advised that Councils were seeing less children in streets due to the increase in dangers from developments. Cllr Jupp advised that Wales has the necessary legislation in place and so are prepared to change the views of planning to take into consideration the impact of planning matters on children. In Monmouth’s case, Cllr Jupp suggested that the Planning Committee could look at developing a Place Plan and to put the committee’s ambition for child friendly streets at the forefront of the plan and ask that MCC adopts the Place Plan as an SPG to be read with the LDP. Councillors agreed that the pandemic has highlighted that the local neighbourhood is where the children and families in Monmouth connect and so, moving forward, the committee should bear this in mind with all applications that are considered.</p> <p>Consideration was given to training for place plans and also the timing of the project. It was felt that starting a Place Plan now would be beneficial and could be continued by any new Councillors elected in 2022.</p> <p>It was resolved to write to the Head of Planning at MCC advising that the committee are</p>

	considering undertaking a Place Plan and to determine whether it is too late for inclusion with the RLDP and, if so, can they provide any support or recommendations.
127.	<p>Action Summary To consider and update the Planning Committee Action Summary (attached)</p> <p>There was no update for any matters on the Action Summary.</p>
128.	<p>Items for Discussion at Next Meeting To agree any future items for discussion</p> <p>There were no items requested for the next Planning Committee meeting.</p>
129.	<p>Date of Next Meeting</p> <p>It was confirmed that the date of the next remote meeting is Tuesday 13th April 2021 at 6:00pm</p>

Meeting Closed: 19:12