

Chepstow Town Council

Planning & Administration Committee

You are hereby summoned to attend a meeting of the Planning and Administration Committee of Chepstow Town Council to be held online via Zoom <https://zoom.us/j/7344109571>, on 13th January 2021 at 6:15pm, for the purpose of transacting the following business.

Copies of the planning applications are available at <https://planningonline.monmouthshire.gov.uk/online-applications/?lang=EN>

Yours faithfully

LJ Allen
Lucy Allen
Town Clerk

7th January 2021

43 Declaration of interest in items on the agenda

44 Minutes

To approve the minutes of the planning and administration committee held on the 9th December 2020.

45 Matters Arising.

To report matters arising from the minutes, not on the agenda: for information only.

46 Monmouthshire County Council Planning Decisions.

To noted the planning decisions of Monmouthshire County Council:

DM/2020/00696 Approved 87 St, Lawrence Park

DM/2020/00926 Approved 24 Mount Way

DM/2020/01403 Approved 4 Fryth Wood

DM/2020/01535 Approved Wenvor

47 Planning Applications under delegated powers.

To note the following decisions made under delegated powers:

Planning Appeal - DM/2020/01062 30 Maple Ave, Bulwark, Chepstow

Proposal:

We would like to move our boundary wall to include the plot of land to the left of our property as you look at the house from Maple Avenue, which is owned by us. The land, when enclosed would be used for our private garden. We intend to leave the majority laid to lawn and put up a shed for our personal / domestic use.

We propose to remove the existing wall and erect a wooden fence of more than 1 meter but less than 2 meters in height along the far left hand side of our land, which would enclose the land from our rear boundary as far forward as the front wall of the house.

We propose to erect a small fence of less than 0.5 meters in height around remaining of the land to prevent the public having direct access to our garden but ensuring vision is maintained at the T-junction between Maple Avenue and Orchard Avenue.

We would also like to put a window in our upstairs bathroom. The bathroom is located on the external wall of the property which is adjacent to the land detailed above on the Orchard Avenue side. The bathroom is sandwiched between the front bedroom and rear bedroom. The bathroom currently has no window and consequently suffers from no natural light and inadequate ventilation. The window would be made from UPVC double glazing, be no greater than 3ft tall X 4ft wide, would have an opening and be made from opaque glass.

Observations :-

Chepstow Town Council maintains it's refusal of this planning application.

Reasons:

1. All the gardens in the area have an open plan design with garden walls set back off the pathway, to allow this proposed development would not be in keeping with the area and would set a precedent.
2. The moving of the wall would be detrimental to the amenity of the area.

For clarification:

The appeal refers the addition of a window which was not on the original planning application, please advise if a separate application will be received.

48 Correspondence.

a) Monmouthshire County Council Monmouthshire Replacement Local Development Plan 2018 - 2033

To consider a response to Monmouthshire Replacement Local Development Plan 2018 - 2033; Growth and Spatial Options Non-statutory Consultation (attached).

49 Items for Next Meeting

50 Date of Next Meeting

To confirm that the next meeting of the Planning and Administrative Committee of Chepstow Town Council will be held on Wednesday, 27th January 2021 at 6.15pm via Zoom online meetings.