

Chepstow Town Council

Planning & Administration Committee

Draft Minutes of the meeting of Planning and Administration Committee of Chepstow Town Council held in the Council Chamber, The Gatehouse, High Street, Chepstow, on Wednesday , 13th January 2021 at 6.15pm.

Present:

Chairman: Cllr D Rooke

Councillors: Cllr Ms Havard, Cllr M Brady, Cllr A Redhead

In Attendance: Mrs L Allen (Town Clerk)

43 Declaration of interest in items on the agenda

None.

44 Minutes

The minutes of the meeting held on Wednesday, 9th December 2020 were confirmed as correct and will be signed as a true record at the next available opportunity due to the Covid-19 restrictions.

45 Matters Arising.

None.

46 Monmouthshire County Council Planning Decisions.

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

Members noted the following decision made under delegated powers:

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

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 - Replacement Local Development Plan

Members considered a response to Monmouthshire Replacement Local Development

Plan 2018 - 2033 and the Growth and Spatial Options detailed.

Resolved:

To recommend:

Growth Option 5. Population Led - demographic-led projection which adjusts in-migration rates to reflect local trends from the last 5 years to take into account the removal of the Severn Bridge Tolls. This scenario also adds the policy assumption to increase household formation rates and a reduction of the commuting ratio and includes the affordable housing policy-led element.

Spatial Option 2 - To distribute growth proportionately across the County's most Sustainable Settlements - growth, including jobs and affordable housing, would be distributed across the County's most sustainable settlements with the level of growth proportionate to that settlement's size and amenities, affordable housing and need as identified in the LHMA, the capacity for growth and/or the need for development to sustain the community.

49 Items for next meeting

None.

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.

The Meeting closed at : 7.00

Signed : _____ Chairman Date: _____

On behalf of :- Chepstow Town Council