

Planning & Administration Committee

Draft Minutes of the meeting of Planning and Administration Committee of Chepstow Town Council held via Zoom on Wednesday, 24th March 2021 at 6.15pm.

Present:

Chairman: Cllr D Rooke

Councillors: Cllr M Brady, Cllr A Braund, Cllr Y Havard, Cllr N Heywood, Cllr A Redhead

In Attendance: Mrs L Allen (Town Clerk)

71 Declaration of interest in items on the agenda

None.

72 Minutes

The minutes of the meeting held on Wednesday, 10th March 2021 were confirmed as correct and will be signed as a true record at the next available opportunity due to the Covid-19 restrictions, subject to the following amendment:

Item 67 - Planning Applications, DM/2020/00720A - 11 Bank Street, Chesptow
Recommendation - Chepstow Town Council recommends approval subject to the gap being maintained between the properties in line with DES1(d) to maintain reasonable levels of privacy and amenity of occupiers of neighbouring properties, where applicable.

73 Matters Arising.

None.

74 Monmouthshire County Council Planning Decisions.

Noted the decisions of Monmouthshire County Council:

DM/2020/01794 Approved 1 Oakfield Ave

DM/2021/00051 Approved Unit 10

DM/2021/00068 Approved Sunnyside

DM/2020/01386 Approved Asda distribution - subject to all H&S regulations being met in regards to storage of hazardous substances.

75 Planning Applications.

75- 1	DM/2020/01492	Plot Ref :-	Type :-	Full
	Applicant Name :-	01492	Date Received :-	08/03/2021
	Location :-	7 Mount Pleasant Chepstow	Date Returned :-	24/03/2021

Monmouthshire
NP16 5PS

Proposal : To replace a garden wall which borders no 7 Mount Pleasant with council land (the pavement).

Observations : Chepstow Town Council recommends approval.

75- 2 DM/2021/00038 Plot Ref :- Type :- Full
Applicant Name :- 00038 Date Received :- 11/03/2021
Location :- Apeldoorn Date Returned :- 07/04/2021
Hardwick Hill Lane
Chepstow
NP16 5PP

Proposal : Complete renovation of existing bungalow including rear, side and loft extension to provide additional living accommodation. Construction of double garage and out building (PD). Site and ancillary works included.

Observations : Chepstow Town Council recommends approval subject to all necessary considerations given to hours of work, movement of traffic and a traffic management survey due to the narrow access lane.

75- 3 DM/2021/00264 Plot Ref :- Type :- Full
Applicant Name :- 0026 Date Received :- 05/03/2021
Location :- Chepstow Comprehensive Date Returned :- 07/04/2021
Welsh St
Chepstow
NP16 5LR

Proposal : Erection of a solar carport

Observations : Chepstow Town Council recommends approval.

75- 4 DM/2021/00274 Plot Ref :- Type :- Full
Applicant Name :- 00274 Date Received :- 04/03/2021
Location :- 1 Meadow Lane Date Returned :- 07/04/2021
Chepstow
Monmouthshire
NP16 5AW

Proposal : Retrospective permission requested for levelling of rear garden by establishing retaining walls of varying heights up to a max 2m with limited infilling to bring a consistent level. No excavation (other than digging of trenches as needed to build the foundation for the walls) performed.

Observations : Chepstow Town Council recommends approval.

75- 5 DM/2021/00366 Plot Ref :- Type :- Full
Applicant Name :- 00366 Date Received :- 11/03/2021
Location :- Una Vita Restaurant Date Returned :- 07/04/2021
14 Nelson Street
Chepstow
NP16 5HT

Proposal : The proposal is for a modern pergola over the existing outdoor seating area in front of the restaurant to replace the existing front canopy.

Observations : Chepstow Town Council recommends approval.

75- 6 DM/2021/00368 Plot Ref :- Type :- Full
Applicant Name :- 00368 Date Received :- 11/03/2021
Location :- Chepstow Athletic Club Date Returned :- 07/04/2021
Mathern Road
Chepstow
NP16 5JT

Proposal : Replacement clubhouse with associated works, junior court with practice wall, associated fencing and floodlights, and replacement floodlights to existing courts.

Observations : Chepstow Town Council recommends approval subject to the following condition(s):

1. That consideration is given to the non removal of tree no.4;
 2. To maintain the amenity of occupiers of neighbouring properties there is to be no impact from the flood lights.
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76 Correspondence.

1. Monmouthshire County Council - Street Trading Application

Members considered a new street trading application and email correspondence from Monmouthshire County Council.

Resolved:

To approve the street trading application to resite an existing burger van at the entrance to Bulwark Industrial Estate.

2. Monmouthshire County Council - Enforcement

Members noted the new and decided enforcement decisions for February 2021 from Monmouthshire County Council.

3. Monmouthshire County Council - Pre Planning Consultation

Members considered a pre planning consultation for the proposed communications installation for Cellnex at Chepstow RFC, Upton Memorial Ground, Western Avenue.

Resolved:

To approve the pre planning consultation for the proposed communications installation for Cellnex at Chepstow RFC, Upton Memorial Ground, Western Avenue.

With the consent of the meeting Members considered an item received too late for the agenda:

Monmouthshire County Council - Experimental Traffic Order Beaufort Square, Chepstow

Members noted that works to the raised table at Beaufort Square are due to commence on 22nd March 2021 and that this is a temporary order in place for 18 months. At the end of the temporary order full consultation would need to be carried out by Monmouthshire County Council before it is able to be considered as a permanent change. Members discussed the need to consider increasing the disabled parking signage in Station Road and at the top of the High Street directing people to the spaces in Bank Street.

Resolved:

To write to Highways requesting that consideration be given to increased and better visible signage directing people to the disabled spaces at Bank Street.

77 Date of Next Meeting

The next meeting of the Planning and Administration Committee of Chepstow Town Council will be held at 6.15pm via Zoom remote meetings on Wednesday, 7th April 2021.

The Meeting closed at : 6.55pm

Signed : _____ Chairman Date: _____

On behalf of :- Chepstow Town Council