



## CHEPSTOW TOWN COUNCIL

Minutes of the meeting of the ordinary meeting of the **Planning and Administration Committee** of Chepstow Town Council held via Zoom on Wednesday, 24<sup>th</sup> November 2021

### Present:

**Chair:** Cllr D Rooke

**Councillors:** M Brady, A Braund, N Heywood, T Redhead

### Apologies:

**In Attendance:** Mrs L Allen (Town Clerk)

69. **Declaration of interest in items on the agenda**

None.

70. **To suspend Standing Orders**

a) **Public Open Forum (15 minutes at the discretion of the Chair)**

No members of the public present.

71. **Minutes**

The minutes of the meeting held on Wednesday, 10<sup>th</sup> November 2021 were confirmed as correct and will be signed as a true record as the next available opportunity due to the Covid-19 restrictions.

72. **Matters Arising.**

None.

73. **Monmouthshire Planning decisions**

Noted the decisions of Monmouthshire County Council (E – endorsed C – Contrary):

Application withdrawn                      18A Moor Street, Chepstow

74. **Planning Applications.**

Considered the following planning applications:

DM/2021/00771 – RECONSULTATION The Wye Knot Restaurant, 18A The Back, Chepstow (St Mary's Ward)

Change of use to accommodate tables and chairs for customers of 18A The Back (La Ribera restaurant).

Provision of decking on this land for use by customers of 18A The Back (Revised description)

Relocation of decking / Change of use of land

**Observation(s): Chepstow Town Council recommends refusal for the following reason(s)**

**1. Whilst the town Council encourage use the proposal is not appropriate and does not enhance existing features or the area (DES1g).**

**2. Concerns over the reduction in height by the removal of soil which may create a flooding issue of the area.**

**3. Concerns over increasing noise in the area (DES1a)**

DM/2021/01277 – RECONSULTATION Chepstow Town AFC, Larkfield Park, Chepstow (Larkfield Ward)  
Existing 100 seater stand. Proposed 100 seated stand, proposed 50 seated stand and extension to car park.  
The description has been changed to include the existing 100 seater stand.  
The car parking management plan Version 2 03/11/21 has been updated  
The site plan MH 8721 Rev B has been altered to provide 11 additional car parking spaces.  
**Observation(s): Chepstow Town Council recommends approval but still has reservations over the provision of parking.**

DM/2021/01623 – RECONSULTATION Little Hervells Court, 3 Hardwick Hill, Chepstow (Larkfield Ward)  
Change of use from C3 (dwelling) to C4 (HMO) for maximum 6 no occupants  
Floor plans and site layout plan uploaded 05/11/21 and 12/11/21  
**Observation(s): Chepstow Town Council recommends refusal for the following reason(s):**  
**1. Overdevelopment of the site therefore contradictory to DES11.**  
**2. Inadequate onsite parking and ingress / egress onto a highway in an area with Air Quality issues.**

**75. Correspondence.**  
None.

**76. Date of Next Meeting**  
The next meeting of the Planning and Administration committee of Chepstow Town Council will be held on Wednesday, 8<sup>th</sup> December 2021 at 6.15pm via Zoom remote meetings.

**CLOSE: This completed the business of the meeting at 18.40.**

**SIGNED CHAIR PERSON:** \_\_\_\_\_ **DATE:** \_\_\_\_\_