



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, 13th October 2021

Present:

Chair: Cllr D Rooke

Councillors: M Brady, A Braund, H Heywood

Apologies:

In Attendance: Mrs L Allen (Town Clerk)
Member of Public (1)

47 **Declaration of interest in items on the agenda**
None.

48 **Minutes**

The minutes of the meeting held on Wednesday, 29th September 2021 were confirmed as correct and will be signed as a true record as the next available opportunity due to the Covid-19 restrictions.

49 **Matters Arising.**
None.

50 **Monmouthshire Planning decisions**

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

E	DM/2021/01361	Approved	22 Penterry Park, Chepstow
E	DM/2021/01452	Approved	Chepstow Comprehensive School
E	DM/2021/01119	Approved	Mabey Bridge Station Road
E	DM/2021/01131	Approved	Mabey Bridge Station Road
E	DM/2021/01334	Approved	5 Gwentlands Close, Chepstow
E	DM/2021/00970	Approved	7 Woolpitch Wood Chepstow
E	DM/2021/01505	Approved	7 St Lawrence Park Chepstow
E	DM/2020/01757	Approved	Chepstow Town Council
E	DM/2021/01159	Approved	19 Fairfield Road Bulwark Chepstow
E	DM/2021/01267	Approved	17, Strongbow Road Bulwark Chepstow
E	DM/2021/01605	Approved	22 St. George Road Chepstow

51 **Planning Applications.**

Considered the following planning applications:

DM/2021/01367 – Ashbourne House 33 Bridge Street Chepstow Monmouthshire - Consultation - Change of Use of building from offices to single dwelling with associated works.

Observations – **Chepstow Town Council recommends approval.**

DM/2021/01551 – Station Road Chepstow Monmouthshire NP16 5PB/ Imagination House Enterprise.

Change of use from office to D1 for part of the building to provide an area for a children's Day Nursery offering 40-45 places from 07.30 to 18.00.

Observations – **Chepstow Town Council recommends approval.**

DM/2021/01507 - Severn Bridge Social Club Bulwark Road Bulwark Chepstow Monmouthshire NP16 5JN - Demolition of the former Severn Bridge Social Club and erection of a supermarket, car parking, landscaping and all associated works.

Observation – **Chepstow Town Council recommends approval subject to the following condition:**

1. That adequate sound proofing is in place to protect the amenity of occupiers of neighbouring properties - Planning Policy DES1d.

Furthermore, the Town Council request that any S106 money from this development be reinvested into the Bulwark shopping area.

DM/2021/01460 - Afon Gwy Hotel 28 Bridge Street Chepstow Monmouthshire NP16 5EZ - Advertisement Consent - Sign 1 - replacement of existing fascia sign with internally illuminated box sign. Sign 2 - replacement of existing fascia sign with internally illuminated box sign.

Observation – **Chepstow Town Council recommends refusal for the following reasons:**

1. The property is in a conservation area and the proposed signage is not in keeping with the historical nature of the area – Planning Policy DES3c

DM/2021/01461 - Afon Gwy Hotel 28 Bridge Street Chepstow Monmouthshire NP16 5EZ - Listed Building Consent Heritage - Replacement of existing fascia signs with internally illuminated fascia signs.

Observation – **Chepstow Town Council recommends refusal for the following reasons:**

1. The property is in a conservation area and the proposed signage is not in keeping with the historical nature of the area – Planning Policy DES3c

DM/2021/01442 - 4 Alcove Wood Bayfield Chepstow NP16 6DT / Certificate of Prop Lawful Use or Dev - Single story extension.

Observations – **Chepstow Town Council recommends approval.**

DM 2021 01277 – Chepstow Town AFC Larkfield Park Chepstow NP16 5PR / Re consultation - 100 seated Stand and a 50 seated Stand.

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

1. That solid reassurance is given that the traffic management plan is enforced at all times – Planning Policy DES1d.

52 Correspondence.

A) Noted the new and decided enforcement decisions of Monmouthshire County Council for September 2021.

B) Noted the publication of new Technical Advice Note (TAN) 15 and Flood Map for Planning.

53 Date of Next Meeting

The next meeting of the Planning and Administration committee of Chepstow Town Council will be held on Wednesday, 27th October 2021 at 6.15pm via Zoom remote meetings.

CLOSE: This completed the business of the meeting at 18.55.

SIGNED CHAIR PERSON: _____ **DATE:** _____