



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, 23rd March 2022

Present:

Chair: Cllr D Rooke

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

Apologies:

In Attendance: Mrs L Allen (Town Clerk)

111. Declaration of interest in items on the agenda

None.

112. To suspend Standing Orders

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

No members of the public present.

113. Minutes

The minutes of the meeting held on Wednesday, 23rd February 2022 were confirmed as correct and will be signed as a true record as the next available opportunity due to the Covid-19 restrictions.

114. Matters Arising.

None.

115. Monmouthshire Planning decisions

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

A	DM/2022/00068	10 Ruffetts Close, Chepstow	E
A	DM/2022/00103	45 Western Avenue, Bulwark, Chepstow	E

116. Planning Applications.

Considered the following planning applications:

DM/2021/01693 – Overdale, 1 St Lawrence Road, Chepstow (Larkfield Ward)

Consultation: Demolition of existing dwelling and erection of a replacement dwelling and an additional dwelling.

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

- 1. The Town Council consider this to be an overdevelopment of the site and is against DES1 (I).**
- 2. The Town Council have concerns regarding the access and egress into the site and is against DES1 (b).**

DM/2021/01745 - Veterinary Surgery, 14 Lower Church Street, Chepstow (St Mary's)

Change of use of ground floor from Veterinary Surgery to residential Class C3. No works to the fabric of the listed building.

Observation: Chepstow Town Council recommends approval.

DM/2021/02077 - 7 Mounton Road, Chepstow (St Kingsmark Ward)

Discharge of conditions 1 (Accordance with approved plans), 2 (Eastern Boundary treatment) and 3 (Bat and bird mitigation) for planning decision DM/2021/00088.

Observation: Chepstow Town Council recommends approval.

DM/2022/00005 - 47 Bridge Street, Chepstow (St Mary's Ward)

A balcony and French window to Kitchen, existing window removed and door to be replaced with smaller window. (Work was completed in the late 1980's).

Observation: Chepstow Town Council recommends approval.

DM/2022/00046 - Afon Gwy Hotel, 28 Bridge Street, Chepstow

Re consultation - Alteration and extension of existing kitchen extraction ductwork to the rear.

Observation: Chepstow Town Council recommends approval subject to the following:

- 1. That the flue extends past the height of the dormer windows in line with DES1 (d).**
- 2. That the flue is as inconspicuous as possible for the neighbours in line with DES1 (d).**

DM/2022/00280 - Tesco Stores Ltd, Station Road, Chepstow (St Mary's Ward)

Advertisement Consent, Proposal to display 1 x gantry sign

Observation: Chepstow Town Council recommends approval.

DM/2022/00309 - 31 Moor Street, Chepstow (St Mary's Ward)

Change of use from photographic studio and event space to a shop, tasting room, exhibition space, experience space, bar, and workshop space for a local distillery.

Observation: Chepstow Town Council recommends approval.

117. Correspondence

a) Monmouthshire County Council

Noted the [new enforcement](#) and [completed enforcement cases](#) from Monmouthshire County Council for February 2022.

118. Date of Next Meeting

Confirmed that the next meeting of the Planning and Administrative Committee of Chepstow Town Council will be held on Wednesday, 13th April 2022 at 6.15pm via Zoom online meetings.

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

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