



## 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, 13<sup>th</sup> April 2022

### Present:

**Chair:** Cllr D Rooke

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

**Apologies:** M Brady

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

### 119. Declaration of interest in items on the agenda

All Councillors present declared a personal interest in item 124 Planning Applications, DM/2022/00458 and made no comment on the application.

### 120. To suspend Standing Orders

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

No members of the public present.

### 121. Minutes

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

### 122. Matters Arising.

None.

### 123. Monmouthshire Planning decisions

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

A	DM/2022/00280	Tesco Stores Ltd Station Road	E
A	DM/2022/00309	31 Moor Street	E
A	DM/2022.00044	5 Beech Grove	E
A	DM/2018/00308	3 The Paddock	C

### 124. Planning Applications.

Considered the following planning applications:

DM/2022/00232 - Flat 1, Tintern House, 18 Bridge Street (St Mary's)

New fencing dividing garden areas

**Observation: Chepstow Town Council recommends approval.**

DM/2022/00442 - 15 Camp Road, Bulwark (St Christophers)

Garden shed

**Observation: Chepstow Town Council recommends approval.**

DM/2022/00458 - 45 Penterry Park, Chepstow (St Kingsmark)  
Replacement garage with storage above

**Observation: Chepstow Town Council submits no comments as the applicant is known to the Councillors.**

DM/2022/00480 – Lyndhurst, Kingsmark Lane (St Kingsmark)  
Demolition of garage and proposed detached new build dwelling.

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

- 1. Concerns over access and egress into the site not being of the appropriate size as detailed in Welsh Government guidance**
- 2. The Town Council feel that this is an overdevelopment of the site not in keeping with DES1, I**
- 3. The Town Council concur with the comments made regarding the need for appropriate Sustainable Drainage System.**

DM/2022/00500 - Unit 5, Hanbury House, Welsh Street (St Mary's)  
Will require change of use from 'Sui generis' to class B8 for light storage and distribution.

**Observation: Chepstow Town Council recommends approval.**

**125. Correspondence**

**a) Monmouthshire County Council – Pre Application Consultation**

Members considered correspondence received regarding redevelopment proposals for Boverton House, Chepstow.

**Resolved:**

Members to forward any comments to the Chair for collation before responding.

**a) Monmouthshire County Council**

Noted the new enforcement and completed enforcement cases from Monmouthshire County Council for March 2022.

**126. Date of Next Meeting**

Confirmed that the next meeting of the Planning and Administrative Committee of Chepstow Town Council will be held on Wednesday, 27<sup>th</sup> April 2022 at 6.15pm via Zoom online meetings.

**CLOSE: This completed the business of the meeting at 19.00pm.**

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