



CHEPSTOW TOWN COUNCIL

Minutes of the ordinary meeting of the **Planning and Administration Committee** of Chepstow Town Council held via Zoom at 6.15pm on Wednesday, 14th February 2024.

Present:

Chair: Cllr J MacTaggart

Councillors: Cllr V Badderley-Potter, E Becker, T Griffiths, D Power.

Apologies Cllrs D Barnes, M Griffiths, M Le Peltier, G Rosser

In Attendance: Mrs L Allen (Clerk)

113. Apologies

See above.

114. Declaration of interest in items on the agenda

None.

115. To suspend Standing Orders

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

No members of the public present.

116. Minutes

The minutes of the meeting held on Wednesday, 24th January 2024 were confirmed as a true record and will be signed by the Chair following the meeting.

117. Matters Arising.

None.

118. Monmouthshire County Council Planning decisions

Noted the following decisions of Monmouthshire County Council:

A 89 Maple Avenue, Chepstow

E

119. Planning Applications

Members considered the following applications:

P1712/23/OUT - Dayhouse Quarry, Tidenham, Chepstow

Outline application for a marine engineering facility comprising research, offices, warehousing, medical and manufacturing activities, along with staff accommodation, hard and soft landscaping, infrastructure and associated works. (some matters reserved)

Observation: Chepstow Town Council notes the application and while it welcomes the exciting development in the area, and the benefit that it will bring to the wider community, it does have some concerns which are as follows:

1. Site traffic – which direction they will be entering the site as this may impact traffic through Chepstow.

2. A48 bridge – reassurance that access under this bridge will be limited for heavy machinery due to the narrowness of the road and potential issues should there be any damage to the road network.

In addition, the Town Council looks forward to updates that address the matters raised by statutory consultees who have requested additional information.

DM/2023/01707 - The Original Factory Shop, 18 High Street, Chepstow
Planning Permission - Full planning application for the change of use from Class A1 (Retail) to a A3 Class (Café), external alterations.

Observations: Chepstow Town Council recommends approval.

DM/2023/01711 - The Original Factory Shop, 18 High Street, Chepstow
Advertisement Consent

Observations: Chepstow Town Council recommends approval.

DM/2024/00056 - The Coachworks, 12A Lower Church Street, Chepstow
Planning Permission - Change of use from B1 Business to Residential C3 of a Grade II Listed Building.
No change to external elevations.

Observations: Chepstow Town Council recommends approval.

DM/2024/00074 - 13 St Ann Street, Chepstow
Listed Building Consent Heritage - Proposed internal adaptation, reconfiguration (including demolition) and extension of the property to form a total of 7 no. affordable apartments (net increase of one unit); includes roof extension and insertion of dormer windows, conservation roof lights and replacement timber sash windows and other associated works.

Noted that this application has been withdrawn.

120. Correspondence

a. Monmouthshire County Council - Notice of traffic regulation, speed limits and parking regulations consolidation order 2019 (20 mph provisions revocation order) 2024

Members noted the Notice of traffic regulation, speed limits and parking regulations consolidation order 2019 (20 mph provisions revocation order) 2024.

b. One Voice Wales

Members considered the One Voice Wales and Planning Aid Wales Joint Event - Planning for Future Generations.

Resolved:

That Cllrs Badderley-Potter and J MacTaggart attend the joint training event on Planning for Future Generations.

c. Planning Aid Wales

Noted the training sessions available from Planning Aid Wales.

121. Date of Next Meeting

Confirmed that the next meeting of the Planning and Administrative Committee of Chepstow Town Council on 28th February 2024 at 6.15pm will be held in the Council Chamber and online via Zoom.

CLOSE: This completed the business of the meeting at 6.45pm.

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