

CALDICOT TOWN COUNCIL
Minutes of Planning & Resources Committee held at 6.30pm
on Tuesday, 12th January 2021 at Caldicot Town Council
[remote meeting held via Starleaf]

Present: Cllrs: D Evans (Chair) K Harris
 J Bond RJ Higginson
 W Conniff M Mitchell
 R Garrick F Rowberry
 A Easson M Stevens
 J Harris P Stevens

[In attendance: S King, Deputy Clerk; B Hodges]

1. Apologies

Apologies received from Cllr D Ashwin.

2. Declarations of Interest - To be identified under the relevant item

Cllrs A Easson, D Evans and RJ Higginson declared personal interests as members of Mon CC Planning Committee, in relation to agenda item 3.

3. Planning

A) Planning Applications:

Cllrs A Easson, D Evans, RJ Higginson declared personal interests as members of Mon CC Planning Committee.

DM/2020/00691: Erection of a concrete manufacturing facility (B2 Use)

– Pill House Units, The Pill, Caldicot, Monmouthshire

[Amended application for reconsultation – change from temporary to permanent facility]

APPROVED

DM/2020/01269: Non-Material Amendment. Amendment to the precise wording of condition 3 of planning consent DM/2019/00595, which should be amended to read, 'No more than six people shall occupy the building at any one time and it shall be occupied by families only (including lone parent families) but no lone adults

– 62 Chepstow Road, Caldicot, NP26 4HZ

REFUSED*

* The amendment to the precise wording of condition 3 of Planning Consent DM/2019/00595 is not what was agreed. In the notes of the meeting of MCC, MHA and residents held on 20th August 2020, the following was noted: *'Residents insisted that 'no single people' should be included in the statement, as directed by Planning Committee. KT (MHA) had no objection to the request and agreed to make the amendment to include 'no single people' in the statement'*.

Town Council to seek advice from MCC Monitoring Officer regarding calling in decisions.

DM/2020/01471: Replace existing render with through-colour variant, replace existing bay with bespoke, timber version with signage above, replacing the canopy to the first floor dwelling with a stone flanked porch, replacing roof tiles with natural slate, repair and upgrade the front boundary wall and additional work to re-route some services away from the side elevation [*Amended elevations and floor plans received*]

– 4 Chepstow Road, Caldicot, NP26 4HY

APPROVED

DM/2020/01486: Certificate of Prop Lawful Use or Dev. Loft conversion with rear dormer – 6 Dunlin Avenue, Caldicot NP26 5DL

APPROVED

DM/2020/01519: Certificate of Prop Lawful Use or Dev. Proposed loft conversion with dormer to rear

– 48 Clos Ystwyth, Caldicot, NP26 4RE

APPROVED*

** Planning Department to consider residents' concerns regarding privacy and parking.*

DM/2020/01653: Householder. Two storey extension to rear of property

– 14 Mill Lane, Caldicot, NP26 5DD

APPROVED

DM/2020/01753: Planning Permission. Planning application for external alterations to the Waitrose unit, car park, and public walkway, and new external plant

– Waitrose, Caldicot

DEFERRED*

**Town Council requested further information relating to access, layout and car park:*

- Car parking – not enough disabled spaces
- Access to store
- Street scene/3D drawing of proposed development (to show steps to Woodstock way)
- Blocked windows causing dark walkway
- Electric charging points not needed, as car park has time restrictions
- Site meeting requested with Mon CC Planning Officer

B) Planning Information:

i) Planning Permissions

DM/2018/01349: Construction of one bungalow. Change of use of land

– Plot between 4 and 5 Ebbw Road, Caldicot

P&R REFUSED 08.01.19

DM/2020/01487: Planning Permission. This would be the change of use from estate agent's offices to a small children's day care nursery setting, with some fencing to enclose the front garden to provide a safe outdoor play area

– Newland Rennie Wilkins Estate Agents, 24Caldicot, NP26 4BQ

P&R DEFERRED 10.11.20

Town Council noted Mon CC Planning Permissions.

ii) Planning Refusals

DM/2020/01328: Outline Planning Permission. Construction of 2 semi-detached, 2 bedroom houses in the garden of no. 73 Park Road, Caldicot, NP26 4EL

FTC APPROVED 30.09.20

Town Council noted Mon CC Planning Refusal.

4. Temporary Traffic Regulation Notice Section 14 – Road Traffic Regulation Act 1984. Temporary Road Closure Newport Road, Caldicot 12th-25th January 2021

Town Council noted the temporary road closure, Newport Road, Caldicot.

5. To approve delegated powers for Deputy Clerk to transfer funds to Cooperative Bank Instant Access Account (Precept 3 – December 2020)

Town Council resolved to delegate powers for Deputy Clerk to transfer funds to Co-operative Bank Instant Access Account (Precept 3 – December 2020).

6. To note Merlin Waste increase in dog waste collection from £3.90 to £4.10 per bin from 06.04.2021

Town Council noted Merlin Waste increase in dog waste collection from £3.90 to £4.10 per bin from 06.04.2021.

7. Resolved – Exclusion of Press and Public – By virtue of The Public Bodies (Admission to Meetings) Act 1960, the press and public are excluded from discussions on the following item on the basis that disclosure thereof would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted:

8. To consider quotation for remedial works to Town Council Building

Town Council considered the quotation and commented that a surveyor should be asked to look at the problem and provide recommendations, prior to carrying out any work.

Town Council resolved to request a building surveyor to look at the building and provide recommendations.

The meeting ended at 7:35pm

Mayor/Deputy Mayor