

admin

From: Freeman, Gareth <GarethFreeman@monmouthshire.gov.uk>
Sent: 30 October 2020 13:07
To: MCC - Contact Centre; Lane, Dewi; Emma Baker (EmmaBaker@monmouthshire.gov.uk); Hardman, Ian D.; Gane, June; Santaana, Kelly; Gauntlett, Lindsay L.; Hancock, Nicola; MCC - PassengerTransportUnit; Cook, Richard; Cope, Richard; roadworks@southwales-fire.gov.uk; Lane, Steve M.; Samuel.Atkinson@gwent.pnn.police.uk; Samantha.hurn@wales.nhs.uk; Walton, Jennifer; Touhig, Carl; Sandford, Sueanne; Haskell, Cheryl J.; Watkins, Mark; Hyde, Graham; Freeman, Nathan; Hodge, Wayne; Caldicot Town Council; Evans, David J.
Subject: Temporary Road Closure - Station Road, Caldicot 07/12 - 10/12
Attachments: Station Road Notice of Intention (Cym).docx; Station Road Notice of Intention (Eng).docx; tm plan.pdf

Dear All,

I write in relation to a Temporary Road Closure application that we have received for **Station Road, Caldicot, Monmouthshire** as per the attached plan.

The road will be closed on **7th December 2020**, and will continue to be in force for a period not exceeding 18 months or until the works which it is proposed to carry out have been completed, whichever is the earlier.

It is anticipated that the works will be completed **between 7th and 10th December, operating between 22:00 – 06:00 (4 Nights)**.

The order is necessary for **stonework repairs and devegetation works to take place** in a safe manner at the location.

Contact:
 Emily Cranny - Amberon LTD
 Telephone Number: 01792 775750
 E-mail Address: emily@amberontm.com

Access for Emergency Services will be maintained at all times as far as is reasonably practicable along with pedestrian access.

You will note that the attached traffic management plan, shows the extents of the closure and necessary diversionary route.

If I have inadvertently missed anyone from the email list, please feel free to forward this email on.

I trust this information proves of assistance.

Kind regards

Gareth Freeman,
 Technical Assistant Traffic and Road Safety,
 Monmouthshire County Council / Cyngor Sir Fynwy
 Tel / Ffôn: 07866 883869
 Email / Eboist: Garethfreeman@monmouthshire.gov.uk
 Website / Gwefan: www.monmouthshire.gov.uk
 Follow us on Twitter / Dilynwch ni ar Twitter: www.twitter.com/monmouthshirecc

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Item 3(ii)

**MONMOUTHSHIRE COUNTY COUNCIL
TEMPORARY TRAFFIC REGULATION NOTICE
SECTION 14 - ROAD TRAFFIC REGULATION ACT 1984**

**MONMOUTHSHIRE COUNTY COUNCIL
(STATION ROAD, CALDICOT, MONMOUTHSHIRE)
TEMPORARY TRAFFIC REGULATION NOTICE 2020**

NOTICE IS HEREBY GIVEN that **MONMOUTHSHIRE COUNTY COUNCIL** of County Hall, The Rhadyr, Usk, NP15 1GA ("the Council") pursuant to the powers conferred by Section 14(1)(a) of the Road Traffic Regulation Act 1984 do **HEREBY ORDER AND DIRECT** that for the purpose of the following regulations shall be observed:

1. The Order shall come into operation on the **7th December 2020** and will continue to be in force for a period not exceeding 18 months or until the works which it is proposed to carry out have been completed, whichever is the earlier. It is anticipated that the works will be completed **between 7th and 11th December 2020, operating between 22:00 – 06:00 each day (4 nights)**.
2. The order is necessary for **stonework repairs and devegetation works to take place** in a safe manner at the location. Reasonable access will be maintained for properties fronting the affected lengths of road during the period of the closure.
3. The effect of the order will be to temporarily close a section of **Station Road, Caldicot, Monmouthshire**.
4. Due to the location of the closure, there will be no diversion route. Metal plates will be on site for the duration of the closure allowing access to residents.
5. This order may be cited as the **Station Road, Caldicot, Monmouthshire** Temporary Traffic Regulation Order 2020
6. By virtue of Section 16(1) of the Road Traffic Regulation Act 1984 a person who contravenes a restriction or prohibition imposed under Section 14 of the Act shall be guilty of an offence.

Dated: **25th November 2020**

Matthew Phillips
Head of Legal Services
Monmouthshire County Council
PO Box 106
Caldicot
Monmouthshire
NP26 9AN

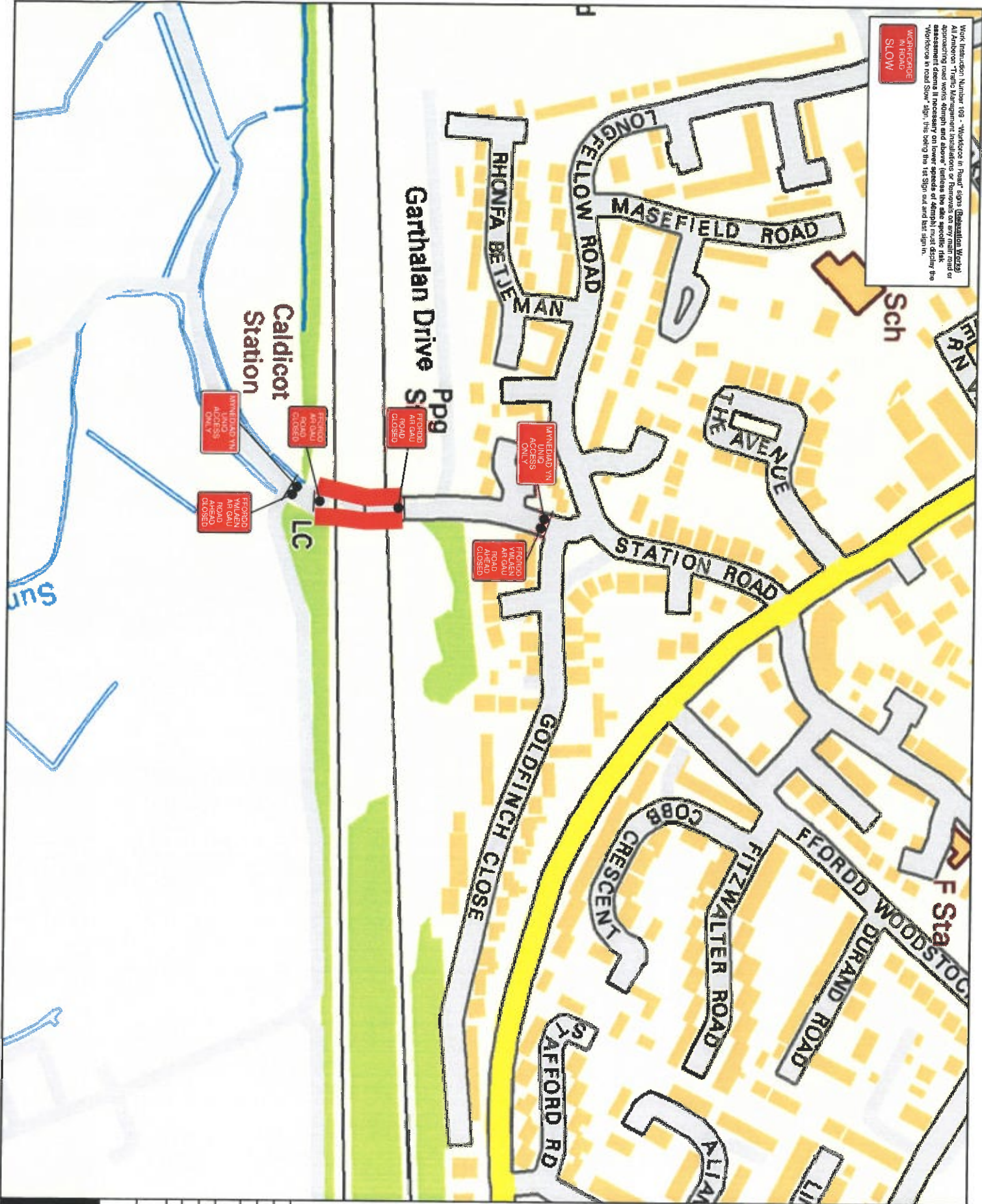
SCHEDULE

Station Road, Caldicot, Monmouthshire

Closure starting ~100m south of its junction with Goldfinch Road, for ~60m (Benacre Underbridge).

Work Instruction Number 103 - Workarea in Road Signs (Regulation Works)
 All Amberon Traffic Management Installations or Removals on any main road or
 approaching road works strength and above (unless the site specific risk
 assessment indicates otherwise) must display the following signs in the
 Workarea in Road Signs sign, the sign on the 1st sign out and the sign in.

WORKAREA
 IN ROAD
 SLOW



TRAFFIC MANAGEMENT NOTES:
 1) All temporary traffic management shall be in accordance with Chapter 8 of the Traffic Signs Regulations and General Directions (TRGD).
 2) All temporary traffic management shall be in accordance with the Traffic Signs Regulations and General Directions (TRGD).
 3) All temporary traffic management shall be in accordance with the Traffic Signs Regulations and General Directions (TRGD).
 4) All temporary traffic management signs should be located 450m min from the work area, unless otherwise indicated and be subject to the approval from the Engineer.

Key	
	Traffic sign
	Traffic cone/cylinder
	No waiting cone
	Pedestrian barrier
	Road closure
	Diversion route

Checked By: J. McGuire
 Customer: Amco Gillen
 Job Reference: IMWC08735
 Location: Station Road, Benacre Underbridge, Caldicott, Newport, NP26 5RG.
 Date: 11.09.20
 Description: Road Closure Access Only
 Scale: NTS

Amberon Ltd
 Tel: 0845 371 5050

Produced By: L. Morris
 Drawing Ref: LM/11.09.20 CP IMWC08735
 The drawing is the property of Amberon Ltd.

Caldicot Town Council

From: Pritchard, Shaun <ShaunPritchard@monmouthshire.gov.uk>
Sent: 03 November 2020 09:13
To: Caldicot Town Council
Cc: mike.d.thomas@barratthomes.co.uk
Subject: Temporary Public Path Closure Extension, FP37 Caldicot
Attachments: churchroadclosure4000.jpg; TTRO Making church road Translated.pdf

Dear Mrs McIntyre

Please find attached documents relating to the temporary closure of Public Footpath No. 37, Caldicot.

The closure was requested by Mr. David Jones, Technical Manager at David Wilson Homes to allow works associated with housing development (DM/2019/01761) to take place on or near the path.

David Wilson Homes would now like to extend the closure by the maximum allowable amount of 6 months while works continue. Presently the temporary closure is due to expire 1st February 2021.

However, before Monmouthshire County Council can extend the closure it must obtain approval from Welsh Government.

One of the stipulations of the process is that the Highways Authority requesting the extension must have taken into account the views of local users.

For this purpose I would like to ask Caldicot Town Council for its view on the proposed extension and any comments it might have about its impact on the economy.

Monmouthshire County Council is presently in receipt of a Town & Country Planning Act order application to permanently divert path 37 to accommodate the proposed development.

The applicant has stated that "a managed temporary diversion route will be accommodated through the proposed development." and that "David Wilson Homes will not commence any permanent structure work over PRoW 354/37/3 until the TCPA order has been confirmed"

If you have any comments/queries please do not hesitate to contact me.

I look forward to your response.

Regards

Shaun P Pritchard

Assistant Rights of Way Officer / Swyddog Cynorthwy-ydd HawliauTramwy
Countryside Access / Mynediad I Gefn Gwlad
Monlife
Monmouthshire County Council / Cyngor Sir Fynwy
PO Box 106 / Blwch SP 106
Caldicot / Caldicot
NP26 9AN / NP26 9AN

Tel/Ffôn: 01633 644676
www.monlife.co.uk



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monmouthshire
sir fynwy

CYNGOR SIR FYNWY

ADRAN 14(1)(A)- DEDDF RHEOLEIDDIO TRAFFIG FFYRDD 1984
LLWYBRAU TROED RHIF 37 (rhan) CIL-Y-COED
GORCHYMYN GWAHARDD TRAFFIG DROS-DRO 2020

RHOIR RHYBUDD TRWY HYN bod **CYNGOR SIR FYNWY** wedi gwneud Gorchymyn o dan A14 (1) (a) o'r Ddeddf Rheoleiddio Traffig Ffyrdd 1984. Gwnaed y gorchymyn gan fod gwaith sy'n ymwneud â datblygiad tai (DM/2019/01761) yn cael eu gweithredu neu y cynigir eu gweithredu ar neu'n agos at y llwybr.

Effaith y gorchymyn fydd gwahardd traffig ar hyd Llwybr Troed Rhif 37 (rhan) Cil-y-coed fel y nodwyd ar gynllun y gorchymyn. Mae'r ymgeisydd wedi dweud "darperir llwybr gwyrdd dros dro wedi'i reoli drwy'r datblygiad arfaethedig" a "Ni fydd David Wilson Homes yn dechrau unrhyw waith strwythur parhaol dros Hawliau Tramwy Cyhoeddus 354/37/3 nes y cadarnhawyd Gorchymyn Deddf Cynllunio Tref a Gwlad". Mae Cyngor Sir Fynwy wedi derbyn cais gorchymyn llwybr Deddf Cynllunio Tref a Gwlad er mwyn gwyrddo'r llwybr yn barhaol i ddarparu ar gyfer y datblygiad.

Bydd cau'r llwybr yn dod i rym ar 1 Awst 2020 a bydd yn parhau mewn grym am yr uchafswm cyfnod a ganiateir o chwe mis nes bydd y gwaith wedi'i gwblhau, p'un bynnag sydd gynharaf. Rhagwelir fodd bynnag y bydd angen ymestyn y cyfnod cau. Bydd caniatâd i ymestyn ar ddisgresiwn Llywodraeth Cymru yn dilyn ymgynghoriad gyda'r gymuned leol.

Yn sgil Adran 16(1) o'r Ddeddf Rheoleiddio Traffig Ffyrdd 1984 bydd person sy'n mynd yn groes i gyfyngiad neu waharddriad a osodwyd dan Adran 14 o'r Ddeddf yn euog o drosedd.

Am fwy o wybodaeth, cysylltwch ag Adran Hawliau Tramwy Cyngor Sir Fynwy ar 01633644850 neu ebost Countryside@Monmouthshire.gov.uk, os gwelwch yn dda.

Dyddiad: 29 Gorffennaf 2020

Matt Phillips, Pennaeth y Gyfraith/Swyddog Monitro

MONMOUTHSHIRE COUNTY COUNCIL
SECTION 14(1)(A)- ROAD TRAFFIC REGULATION ACT 1984
PUBLIC FOOTPATHS NO. 37(part), CALDICOT
TEMPORARY TRAFFIC REGULATION ORDER 2020

NOTICE IS HEREBY GIVEN that on 29th July 2020 **MONMOUTHSHIRE COUNTY COUNCIL** made an Order under Section 14 (1)(a) of the Road Traffic Regulation Act 1984. The Order was made because works associated with housing development (DM/2019/01761) are being or are proposed to be executed on or near the path.

The effect of the Order is to prohibit traffic along Footpath No 37(part) Caldicot as indicated on the order plan. The applicant has stated that "a managed temporary diversion route will be accommodated through the proposed development." and that "David Wilson Homes will not commence any permanent structure work over PRow 354/37/3 until the Town & Country Planning Act Order has been confirmed". Monmouthshire County Council is presently in receipt of a Town & Country Planning Act path order application to permanently divert the path to accommodate the development.

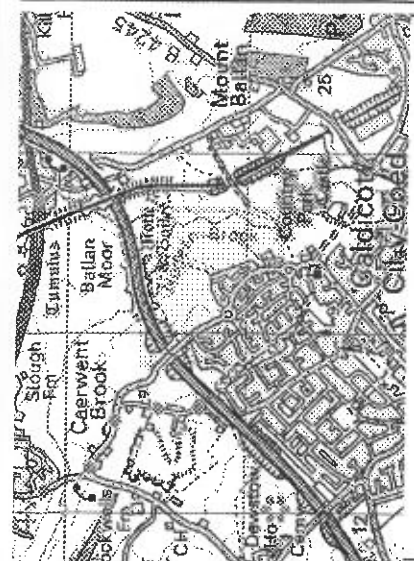
The closure will come into force 1st August 2020 and will remain in force for the maximum allowable period of six months or until the works are complete, whichever is the earlier. It is anticipated however that it will be necessary to extend the closure. Authorisation to extend would be at the discretion of the Welsh Government following consultation with the local community.

By virtue of Section 16(1) of the Road Traffic Regulation Act 1984 a person who contravenes a restriction or prohibition imposed under Section 14 of the Act shall be guilty of an offence.

For further information please contact Monmouthshire County Council's Rights of Way Section on 01633644850 or email Countryside@Monmouthshire.gov.uk.

Dated the 29th July 2019

Matt Phillips, Head of Law/Monitoring Officer



Cau Llwybr Cyhoeddus Dro.

Llwybr Cyhoeddus i'w Gau

Llwybr Troed Cyhoeddus na effeithir arno

Scale 1:4,000 ar A4

Temporary Public Path Closure

Path to be closed

Unaffected Public Footpath

Scale 1:4,000 at A4



Caldicot Town Council

From: Beer, Sadie L. <SadieBeer@monmouthshire.gov.uk>
Sent: 02 November 2020 16:34
Subject: Church Road, Caldicot - Update
Attachments: Church Road Residents Letter-Handout20201102.pdf

Hi all,

Hope you are all well during these difficult times.

I just wanted to provide you with a quick update regarding the Church Road Project, I understand there have been a few concerns around start dates and the proposed works.

The proposals will now take place over two years. For phase 1 of the works, MCC has been successful in securing funding from Welsh Government from Its Active Travel and Green Infrastructure funds. We have therefore taken the decision to implement three focussed areas of work along Church Road that will assist pedestrian safety, improved crossing points and also improve the entrance into the Castle & Country Park.

The attached plan shows the highlighted areas that the Welsh Government monies will be spent on in Phase 1. These are:

- Section from the Cross Destination Space to the junction with Cross Close
- The space and crossing outside the existing pedestrian gate to Castle Park Primary School;
- The corner of Church Road by the entrance into the Castle and Country Park

At present, we anticipate the work being undertaken by the same contractor that carried out the Cross Project as this offers the most seamless continuity from the Cross into Church Road, quickest start up (acknowledging that the grant is to be spent in the financial year 2020/21) and the existing compound would be utilised. However, we have to satisfy ourselves that this offers good value for money so discussions are ongoing with the contractor. Assuming we can agree costs with the contractor we hope that the phase 1 works will commence mid/end of November, as soon as we have received the schedule of works and a start date from the contractor, I will update everyone further including Church Road residents and all social media avenues.

For phase 2 of the proposals there are some refinements to make to some of the design work such as the off-street car park that need further consultation, design development as well as securing the necessary statutory consents. These will take place in 2021-22.

Kind Regards
 Sadie

Sadie Beer
 Town Centre Projects Engagement Officer
 Monmouthshire County Council
 Tel - 07970036191
 e-mail - sadiebeer@monmouthshire.gov.uk
www.monmouthshire.biz

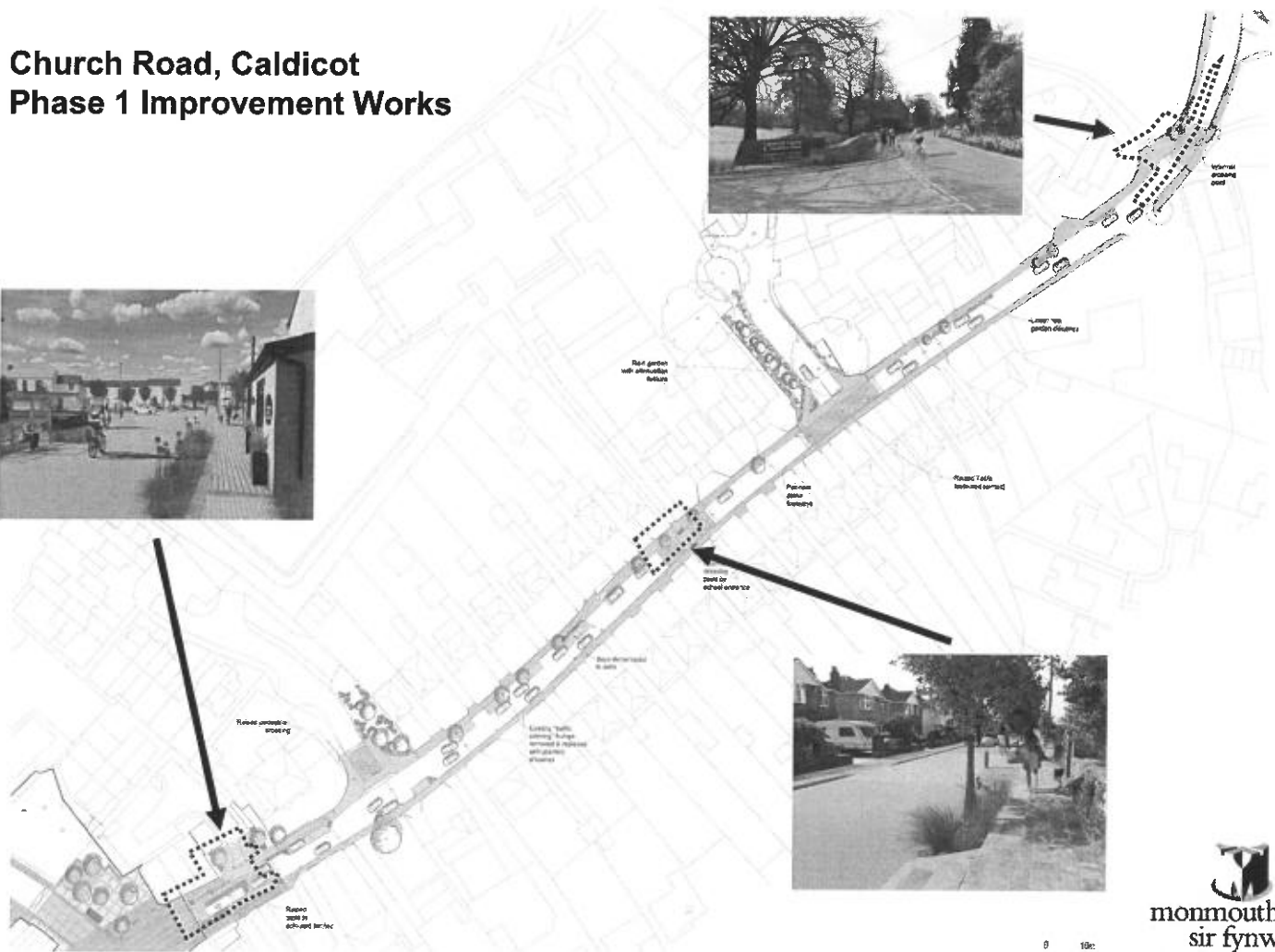
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Church Road, Caldicot Phase 1 Improvement Works



Caldicot Town Council

From: Dave Briggs <dave@cityilluminations.co.uk>
Sent: 28 October 2020 14:23
To: 'Caldicot Town Council'
Cc: adrian@cityilluminations.co.uk
Subject: Christmas Light- supply and install 2020 - Caldicot
Attachments: 2020-2021 agreed rates.pdf

Hi Gail, Alison,

Hope you are all well.

Given the current Covid restrictions we recommend that we leave completing any radio switching this year.

We suggest we install the lights and switch them on, our install and lit by date would most likely be around the end of November, possibly early December.

Costs as per last year £14,600 plus vat

The Hire scheme consists of cool white LED LD13 column displays, and cool white icicles animated and 5 wall displays, and lights for 3 Christmas Trees.

Please confirm you wish us to proceed asap and advise when the Christmas trees will be installed.

If you wish to proceed with another set of Christmas tree lights this would be an additional £850 plus vat for Hire and install and dismantle. (This is the same rate as the other 3 Christmas trees.)

We look forward to hearing from you.

Kind Regards

David Briggs – Managing Director

City Illuminations Ltd
Griffin House, Ledson Rd
Roundthorn Industrial Estate, Manchester, M23 9GP

M: 07990 594745

T: 0161 969 5767

F: 0161 945 8697

www.cityilluminations.co.uk



Caldicot Town Council

From: Thomas, Philip <PhilipThomas@monmouthshire.gov.uk>
Sent: 30 October 2020 09:59
To: Caldicot Town Council
Cc: O'Connor, Craig; 'admin'; Longford, Amy
Subject: RE: Update P&R 8.9.20 - planning process
Attachments: DM.2020.00646 Wesley Buildings.pdf

Hi Sarah,

The matter was considered by the County Council's Planning Applications Delegation Panel at a remote (virtual) meeting on 19 August 2020.

The report that the three Panel Members considered is attached.

The protocol is that the local Member or the Town / Community Council representative is not invited to the Panel meeting but their written comments are of course given full consideration. This happened in this situation. The Town Council's observations were properly considered but on balance, the Panel Members were satisfied that the proposal was reasonable in planning and highway terms and could be delegated to the County Council officers to be determined (i.e. approved). You will note that amended plans to improve the scheme were requested and submitted in response to objectors' concerns and that the Town Council's objection was taken into account in the comprehensive report attached. Importantly, there was no objection from the Highway Authority and this was a key consideration in weighing up the relative merits of the proposal.

I hope this assists with your query.

Kind regards,

Phil

Application Number: DM/2020/00646

Proposal: Alterations to car park to create additional parking spaces.

Address: Car Park Wesley Buildings Newport Road Caldicot Monmouthshire

Applicant: 

Plans: Site Layout IMA-19-228 P/05 - Rev A, Location Plan Location Plan - ,

RECOMMENDATION: Approve

Case Officer: Mrs Helen Hinton
Date Valid: 20.05.2020

This application is presented to Delegation following an maintained objection from the Town Council

1.0 APPLICATION DETAILS

1.1 Site Description

The application site comprises the private access road owned by the applicant and parking court to the south-east (rear) of Wesley Buildings, Newport Road Caldicot. As existing the access leads from Woodstock Way around the north-eastern edge of the Woodstock Way public car park, providing pedestrian and vehicular access to the south-eastern (rear) elevations of the buildings and businesses premises in Wesley Buildings, Holman House and Newport Road. The access terminates in a parking court to the rear of Wesley Buildings to the north-west of the public car park. The parking court currently contains a parking for eight vehicles and service/ delivery areas.

1.2 Value Added

The plans initially submitted detailed the provision of thirteen parking spaces in the parking court and seven parking spaces outside adjacent to the vehicular and pedestrian access to the town centre. Following objections from Town Council and Town Centre Regeneration Team and recommendations from the Highways Department the scheme has been amended to provide a less number of parking spaces within the parking court and adjacent to the access.

1.3 Proposal Description

The application seeks to provide additional dedicated parking spaces within the parking court yard to the rear of Wesley buildings and adjacent to the access from Woodstock Way leading to the site. The amended plans submitted detail the provision of eleven parking spaces and a dedicated loading bay within the parking court area with a further six spaces adjacent to the access leading to the site which is owned and controlled by the applicant.

One of the six external spaces would be provided immediately adjacent to the south-eastern elevation of a 1 Wesley Buildings on an paved area that currently forms part of the pavement with the other five spaces provided on a triangular shaped, hard surfaced area approximately 40m to the east of the court yard and adjacent to the pavement. The land is currently enclosed by 1.8m high timber fencing.

The Agent has confirmed that the development is being promoted by a new anchor tenant for the area who has a requirement for additional car parking spaces.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2020/00646	Alterations to car park to create additional parking spaces.	Pending Determination	
DC/2007/01365	Installation of an automatic telling machine (ATM).	Approved	05.12.2007

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S6 LDP Retail Hierarchy
S12 LDP Efficient Resource Use and Flood Risk
S13 LDP Landscape, Green Infrastructure and the Natural Environment
S16 LDP Transport
S17 LDP Place Making and Design

Development Management Policies

RET2 LDP Central Shopping Areas
SD4 LDP Sustainable Drainage
NE1 LDP Nature Conservation and Development
EP1 LDP Amenity and Environmental Protection
MV1 LDP Proposed Developments and Highway Considerations
DES1 LDP General Design Considerations

4.0 NATIONAL PLANNING POLICY

Planning Policy Wales (PPW) Edition 10

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well being, creating prosperity for all.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Original plans:

Highways- Offers no objection to the proposal as the proposal does not affect or indirectly impact on the publically maintained highway. However, the proposal does indicate the provision of two

particular spaces and associated engineering works adjacent to the existing sub-station that may well impact the pedestrian route from the town centre to the applicant's car park and the wider pedestrian network that connects the town centre with the Asda store, car park and wider community. The vehicle manoeuvres to park in the spaces will lead to potential conflict with pedestrians. It is recommended that the applicant re-consider these spaces and possibly only provide one space to reduce the conflict.

Caldicot Town Council - Recommend application be refused - Over parking; unsafe for residents; restricts public access to town. Site meeting required.

SEWBREC Search Results - No significant ecological record identified.

Amended plans:

Highways- On review of the amended plans the reduction in car parking spaces adjacent to the existing sub station and pedestrian route to the town centre is welcomed.

Caldicot Town Council - Maintain objection - detrimental to pedestrian link; inhibits access to access to Asda and town; priority needs to be given to maintaining a safe walkway.

5.2 Neighbour Notification

The application has been advertised by direct neighbour notification and the erection of a site notice. No public objections or representations have been received.

5.3 Other Representations

Original Plans-

Caldicot Town Team - in 2014/2015 a redevelopment of the area costing in excess of £300,000 was spent to improve the pedestrian links from the new Asda supermarket into the town centre, with the main plan being to restrict and slow any service traffic using the sub-road to access properties. An increase in parking spaces, will increase traffic movements around the pedestrianised area, which was purpose built only 5 years ago.

The proposal will also block the view and lighting for the local business at the corner of the parking area, as well as potentially block off the main pedestrian access route into the town centre.

The plans will also increase pollution in the area, with the movement of extra vehicles.

Amended Plans -

Following re-consultation no further comments have been received from the Caldicot Town Team.

5.4 Local Member Representations

Cllr Higginson was notified of the application on the 3rd June 2020. No objections or representations have been received.

6.0 EVALUATION

6.1 Strategic & Spatial Choices

6.1.1 Strategic Planning/ Development Plan context/ Principle of Development

The application site comprises an existing parking court yard and private access road owned by the applicant, to the south-east (rear) of the commercial and residential properties in Welsey Buildings, Holman House and Newport Road, Caldicot. Details submitted in support of the

application detail that the works and alterations are being promoted by a new anchor tenant, looking to move into the town centre.

The site as a whole is positioned within the development boundary, central shopping area and community of Caldicot as defined by the proposals maps of the Monmouthshire County Council Local Development Plan (LDP).

Given the position of the site and the nature of the works to support a new commercial tenant in the town, the principle of development is considered acceptable, subject to the application satisfying a number of material considerations.

6.1.2 Good Design/ Place making

The scheme seeks to provide additional parking for a potential new tenant to the town it is unclear from the information submitted whether the spaces will be available for use by the general public or reserved for staff. With regards to the alterations to the parking court, no objections are raised with regards to the details submitted. The plans are functional and maximise the use of the space.

Whilst the parking area to the east would result in the removal of the screening fence adjacent to the pavement, exposing the areas to the rear of the properties along Newport Road and would result in vehicles being visible within that part of the street scene, being mindful of the urban town centre context and the position of the site relative to the Woodstock Way car park, subject to conditions to secure the use of an appropriate surfacing material to complement the existing palette of materials in the area and new boundary treatments to the rear of the spaces, it is considered that the visual impact of the works would not have a significantly detrimental impact on the works and investments that have been undertaken in the area to improve the public realm.

Whilst the provision of a parking space adjacent to the window of number 2 Wesley Buildings, on an area currently paved to match the pedestrianised areas of the town centre does raise concerns, it is noted that the shop does benefit from a further window and front door in the north-eastern (front) elevation that overlooks the principle pedestrian access into the town centre. Although the parking space would be close to the principle pedestrian access leading into the town from the Woodstock Way car park, it is noted that the space would not encroach or intrude upon the desire line, raised platform or bollards that indicate and define the route. As such whilst this space is the least desirable of those indicated, being mindful that the works and alterations are being promoted by a new tenant for the town, whose investment could have a beneficial impact on the vitality and viability of the wider town centre, on balance it is considered that the impact of the works would not be so detrimental to the overall character, appearance, aesthetics, previous investment or pedestrian accessibility of the town centre to warrant refusal of the application on such grounds.

Subject to conditions to secure appropriate surfacing and boundary materials, in conjunction with the benefits the proposal could bring in terms of the future tenants investment, it is considered that the application would not be significantly detrimental to the setting, appearance or accessibility of the town centre or wider area to warrant refusal of the application and is compliant with LDP policies S13, S17, EP1 and DES1.

6.1.3 Impact on Amenity/ Promoting Healthier Places

As part of their objections Caldicot Town Council and The Town Centre Team have raised concerns that the development would bring more vehicles closer to the town centre to the detriment of pedestrians and the work that has been undertaken to promote links between Asda and town.

The plans initially submitted did indicate the provision of two parking spaces immediately outside the gates of the court yard, adjacent to the shop window of 1 Wesley Buildings and the raised platform crossing and access to the town centre. Following review, one of these spaces has now been removed. In line with the amended plans it is noted that the works would not encroach upon the desire line or indicated route into the town. As such it is considered that the development would not have a detrimental impact on the amenity or usability of the space for pedestrians.

Whilst the parking of a vehicle outside the window of the shop within 1 Wesley Building would reduce outlook, it is noted that the property does benefit from another window and its principle access in the north-eastern (front) elevation overlooking the pedestrianised walkway. It is also considered unlikely that a parked vehicle would fully obscure the window. Following direct notification on the 3rd June, no objection has been received from the business owner.

In light of the amended plans, it is considered the works would not have a detrimental impact on the amenity or usability of the pedestrianised area and works are considered compliant with LDP policies S13 and EP1.

6.1.4 The Welsh Language

There are no implications for the Welsh Language as a result of this proposal.

6.1.5 Sustainable Management of Natural Resources

This is not relevant in this case as the application site currently forms part of the established town centre. Although subject to condition, all surfacing and boundary materials will be carefully selected for their appearance, robustness and local availability.

6.2 Active and Social Places

6.2.1 Transport / Housing - sustainable transport issues (Sustainable Transport Hierarchy)

The application site forms part of the established town centre. Although the proposal would provide increased parking facilities for a new tenant, it is considered that the level of provision proposed in conjunction with its siting would not have a detrimental impact on pedestrian accessibility or discourage the use of alternative means of transport into the town.

6.2.2 Access / Highway Safety

The implications of the development on pedestrian safety and access are a principle concern for both the Town Council and Town Centre Team. As part of their initial response the Highways department raised no objection to the proposal but made recommendations as to how conflict could be reduced.

Following consideration the developer has provided amended plans to help alleviate concerns and reduce potential conflict between space users and shoppers. Following re-consultation the Town Council have maintained their objection noting that the works would be detrimental to pedestrian link, would inhibit access to access to Asda and town and requesting priority be given to maintaining a safe walkway. Following re-consultation the Highways department have advised that they welcome the reduction in car parking spaces adjacent to the existing substation and pedestrian route to the town centre and note that the proposal would not affect or indirectly impact on the publically maintained highway.

Whilst it is acknowledged that the development may generate an increased number of vehicle movements into this part of the town, which has been benefited from significant investment to enhance and improve the public realm, walking routes and connectivity, being mindful of the existing parking provision available in the parking court to the rear of Wesley Buildings; the existing use of the area by delivery vehicles, taxis and members of the public; the likely use of the spaces by employees of the new tenant; and the maintenance of clear walkways and pavements between the town, Woodstock Way car park and Asda, it is considered that the increased number of movements generated would not be so detrimental to the overall safety and free flow of pedestrians and vehicular traffic to warrant refusal of the application on such grounds. The application is therefore considered compliant with LDP policies S16 and MV1,

6.2.3 Retail & Commercial Centres

The site forms part of the central shopping area for Caldicot as defined by the proposals map of the LDP. Being mindful of the location in conjunction with the development being promoted by a new prospective anchor tenant, it is considered that the works in conjunction with the new tenant would have a positive impact on the vitality and viability of the town centre in compliance with LDP policies S6 and RET2 .

6.2.4 Community Facilities

This is not relevant to this case

6.2.5 Recreational Spaces

This is not relevant to this case

6.3 Productive and Enterprising Places

6.3.1 Economic Development

As specified above, the site forms part of the central shopping area for Caldicot being mindful of the location in conjunction with the development being promoted by a new prospective anchor tenant, it is considered that the works in conjunction with the new tenant would have a positive impact on the vitality, viability and economic investment and development of the town centre in compliance with LDP policies S6 and RET2 .

6.3.2 Tourism

The proposal has no negative implications for tourism.

6.3.3 The Rural Economy

This is not relevant given the urban location of the site.

6.3.4 Transportation Infrastructure

In line with the comments provided by the Highways Department, it is considered that the development will not have a detrimental impact on the adopted highway network or wider transportation infrastructure, in compliance with LDP policies S16 and MV1.

6.3.5 Telecommunications

The proposal has no negative implications for telecommunications.

6.3.6 Energy

Although adjacent to a substation, the proposal has no negative implications for energy.

6.3.7 Minerals / Waste

The site is outside of any minerals safeguarding area and is unlikely to generate an unacceptable level of waste arising from the development.

6.4 Distinctive & Natural Places

6.4.1 Landscape/ Visual Impact

The site forms part of an urban, town centre location, although vehicles parked in the five parking spaces in the eastern part of the development would be visible in the wider street scene this is not uncommon in the overall locale. Subject to conditions securing appropriate surfacing and

boundary materials it is considered that the development would not have a detrimental impact on the landscape or visual amenity of the area, in compliance with LDP policies S13 and EP1.

6.4.2 Coastal Areas

The site is not close to the coast.

6.4.3 Historic Environment

The site is not close to any historical features or designations nor is it within an archaeologically sensitive area.

6.4.4 Green Infrastructure and Biodiversity

In line with recent guidance issued by Welsh Assembly Government, each application for planning permission must now provide net benefit for biodiversity gain.

The existing biodiversity and green infrastructure of the area is low with vegetation restricted to maintained amenity grass or soft landscaped buffers, tree planting to road margins and planting in private gardens on the wider fringes of the town. Given the limited site area and urban road side context, there is little opportunity to provide green infrastructure or biodiversity net gain. However, there may be an opportunity for the applicant to provide bat and bird boxes or enhanced planting on other areas of land/ buildings within their ownership within the vicinity of the site. These details could be secured by condition.

Subject to such the imposition and compliance with such conditions, the application is considered compliant with LDP policies S13, GI1 and NE1.

6.4.5 Flooding

The site is not in a designated flood zone.

6.4.6 Water (including foul drainage / SuDS), Air, Soundscape & Light

As of 7th January 2020, all new developments with a constructional area of 100sq.m or more are required to have Sustainable Drainage Systems (SuDS) to manage on-site surface water, designed and constructed in accordance with the Welsh Government Standards for Sustainable Drainage. The applicant has been made aware of this requirement and will be seeking consent from the SuDS Approving Body (SAB) independently of the planning application.

6.4.8 De-risking (contamination issues)

There are no contamination records for the site nor does it falling within the buffer of an identified waste management site.

6.5 Response to the Representations of Third Parties and/or Community/Town Council

Following consultation Caldicot Town Council and the Caldicot Town Centre Team have raised and maintained objections to the proposal which have been addressed above and will not be reiterated.

6.6 Well-Being of Future Generations (Wales) Act 2015

The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable

development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

6.7 Conclusion

It is considered that the amended plans submitted in support of the application detail a development of form, scale and design appropriate for the site that would not have an adverse impact on the character and appearance of the area or have a significantly adverse impact on the safety and free flow of pedestrian or vehicular traffic of the area. Conversely, it is considered that the works in conjunction with prospective new anchor tenant who is promoting the development, could have a beneficial impact on the vitality, viability and economic development of the town centre. Subject to the imposition of conditions to secure details with regards to ecological mitigation surfacing and boundary details, the application is considered compliant with the policies of the Monmouthshire County Council Local Development Plan and is recommended for approval subject to conditions.

7.0 RECOMMENDATION: APPROVE

Conditions:

- 1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

- 3 Prior to the commencement of development, details and samples of all surface finishes and boundary details shall be submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the approved plans and shall be maintained as such thereafter.

REASON: In the interests of the appearance and amenity of the application site and wider area, in compliance with LDP policies S13, S17, EP1 and DES1.

- 4 Prior to the commencement of development details of net biodiversity gain (to include type, location, position and specification) to be provided as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The mitigation shall be provided prior to the first beneficial use of the parking spaces approved and shall be maintained as such thereafter.

REASON: In the interests of the ecological and biodiversity value of the site and to ensure compliance with PPW 10, the Environment (Wales) Act 2016 and LDP policies S13, and NE1.

INFORMATIVES

- 1 The proposed scheme will require a sustainable drainage system designed in accordance with the attached Welsh Government Standards for sustainable drainage. The scheme will require approval by the SuDS Approving Body (SAB) prior to any construction work commencing. Details and application forms can be found at: <https://www.monmouthshire.gov.uk/sustainable-drainage-approvingbody-sab>