

CALDICOT TOWN COUNCIL

**Minutes of Planning and Resources Committee held at 6:30 p.m. on Tuesday 13th May 2025
at the Caldicot Town Council Building, Sandy Lane, Caldicot NP26 4NA**

Present: Cllr M Mitchell – Chair
Cllr F Rowberry – Deputy Chair
Cllr C Cochrane
Cllr W Conniff
Cllr A Easson
Cllr R Grumbach
Cllr RJ Higginson
Cllr A Mayo
Cllr G Owen
Cllr IR Shillabeer
Cllr P Strong
Cllr J Woodfield

Also present: M Tredwin – Town Clerk
L Wallington – Administrator
Members of the Public x2

PR69/2024-25 Welcome

The Chair welcomed everyone to the meeting.

The Chair provided explanation regarding the new hybrid meeting system and informed Members that the new hearing loop has been installed and cannot be reached outside the confinements of the magnetic hearing loop field.

Members were informed that the meeting was being recorded.

PR70/2024-25 Apologies for Absence

RESOLVED to receive apologies of absence from Cllr J Bond, Cllr A Lewis and Cllr R Wilsher.

PR71/2024-25 Declarations of Interest

Cllr A Easson declared a personal non-prejudicial interest relating to Item 5 Planning, as a member of the Monmouthshire County Council Planning Committee.

Cllr RJ Higginson declared a personal prejudicial interest in Item 5 Planning, due to a personal connection to planning application DM/2025/00460.

Cllr IR Shillabeer declared a personal prejudicial interest in Item 5 Planning, due to a personal connection to planning application DM/2025/00514.

PR72/2024-25 Public Question Time and Participation

There were no questions received from members of the public.

PR73/2024-25 Planning

i) Planning Applications for Consideration

- **DM/2025/00521:** Creating a vehicular access over the footpath, adjacent to Newport Road B4245. Ty Pwll Ffynnon, 3 Green Lane, Caldicot, NP26 4HB

Cllr A Easson addressed Members to provide information regarding the planning application, as the Monmouthshire County Councillor for Dewstow Ward.

Members raised concerns regarding the vehicular access increasing traffic congestion due to being situated adjacent to a busy pedestrian crossing and between two sets of traffic lights and regarding the request for forward access inwards and outwards.

Members **RESOLVED** to **recommend** support of **deferral** for application **DM/2025/00521**, pending further information and a site visit.
Proposed by Cllr P Strong, seconded by Cllr C Cochrane.
Cllr A Easson abstained from voting.

- **DM/2025/00460:** Splitting the property into 2 self-contained units, with separate amenities. This includes internal partitions, division of amenities and separate access points. Small rear infill extension. 17 Denny View, Caldicot, NP26 5LS

Cllr RJ Higginson addressed Members to provide information regarding the planning location.

Members **RESOLVED** to **recommend** support of **approval** for application **DM/2025/00460**.
Proposed by Cllr C Cochrane, seconded by Cllr G Owen.
Cllrs A Easson, RJ Higginson and A Mayo abstained from voting.

- **DM/2025/00514:** Demolition of existing garage and erection of two storey detached dwelling, car parking and associated works. 11 Kestrel Close, Caldicot, NP26 5RA

Cllr IR Shillabeer addressed Members to provide information regarding the planning location.

Members raised concerns regarding parking access for the property and neighbouring properties and concerns of drainage issues and flooding.

Members **RESOLVED** to **recommend** support of **deferral** for application **DM/2025/00514**, pending a site visit.
Proposed by Cllr G Owen, seconded by Cllr F Rowberry.
Cllrs A Easson and IR Shillabeer abstained from voting.

PR74/2024-25 Date of Next Meeting

Members **RESOLVED** to note that the next meeting of the Planning and Resources Committee is scheduled to be held on Tuesday 10th June 2025.

Meeting ended at 7:18 p.m.

Signed Date

Chair