

County Hall
The Rhadyr
Usk
NP15 1GA

23rd December 2014

Notice of Meeting:

Planning Committee

Tuesday, 6th January 2015 at 2.00pm
Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA

AGENDA

The Council welcomes contributions from members of the public through the medium of Welsh or English. We respectfully ask that you provide us with adequate notice to accommodate your needs.

Note: Any person wishing to speak at Planning Committee must do so by registering with Democratic Services between 12.00pm on 30th December 2014 and 12.00pm on 5th January 2015. Details regarding public speaking can be found within the Planning Committee agenda on the Authority's website.

Item No	Item
1.	Apologies for Absence.
2.	Declarations of Interest.
3.	To confirm for accuracy the Planning Committee Minutes dated 2 nd December 2014 (copy attached).
4.	To consider the following report presented on behalf of the Chief Officer – Enterprise (copy attached): Confirmation Report: Tree Preservation Order MCC 248 (2014).

<p>5.</p>	<p>To consider the following report by the Development Plans Manager (copy attached):</p> <p>(i) Monmouthshire Local Development Plan Renewable Energy and Efficiency Supplementary Planning Guidance.</p>
<p>6.</p>	<p>To consider the following report by the Head of Planning (copy attached):</p> <p>(i) Response to the Planning (Wales) Bill – Positive Planning For a Better Future.</p>
<p>7.</p>	<p>To consider Planning Application reports from the Chief Officer – Enterprise.</p> <p>Index and copy of reports attached.</p>
<p>8.</p>	<p>To consider the timing of future Planning Committee Site Inspections.</p>

**Paul Matthews,
Chief Executive**

MONMOUTHSHIRE COUNTY COUNCIL
CYNGOR SIR FYNWY

THE CONSTITUTION OF THE PLANNING COMMITTEE IS AS FOLLOWS:

County Councillors:

D. Blakebrough
P.R. Clarke
D.L.S. Dovey
D.L. Edwards
R.M. Edwards
D.J. Evans
R.J. Higginson
R.G. Harris
S.G.M. Howarth
P. Murphy
M. Powell
B. Strong
F. Taylor
P. Watts
A.E. Webb
A.M. Wintle

Aims and Values of Monmouthshire County Council

Sustainable and Resilient Communities

Outcomes we are working towards

Nobody Is Left Behind

- Older people are able to live their good life
- People have access to appropriate and affordable housing
- People have good access and mobility

People Are Confident, Capable and Involved

- People's lives are not affected by alcohol and drug misuse
- Families are supported
- People feel safe

Our County Thrives

- Business and enterprise
- People have access to practical and flexible learning
- People protect and enhance the environment

Our priorities

- Schools
- Protection of vulnerable people
- Supporting Business and Job Creation

Our Values

- **Openness:** we aspire to be open and honest to develop trusting relationships.
- **Fairness:** we aspire to provide fair choice, opportunities and experiences and become an organisation built on mutual respect.
- **Flexibility:** we aspire to be flexible in our thinking and action to become an effective and efficient organisation.
- **Teamwork:** we aspire to work together to share our successes and failures by building on our strengths and supporting one another to achieve our goals.

The Monmouthshire Local Development Plan contains over-arching policies on development and design which may relate to applications being considered by Committee but will not be rehearsed in full in each application. The full text is set out for Members' assistance.

Policy EP1 - Amenity and Environmental Protection

Development, including proposals for new buildings, extensions to existing buildings and advertisements, should have regard to the privacy, amenity and health of occupiers of neighbouring properties.

Development proposals that would cause or result in an unacceptable risk /harm to local amenity, health, the character /quality of the countryside or interests of nature conservation, landscape or built heritage importance due to the following will not be permitted, unless it can be demonstrated that measures can be taken to overcome any significant risk:

- Air pollution;
- Light pollution;
- Noise pollution;
- Water pollution;
- Contamination;
- Land instability;
- Or any identified risk to public health or safety.

Policy DES1 – General Design Considerations

All development should be of a high quality sustainable design and respect the local character and distinctiveness of Monmouthshire's built, historic and natural environment. Development proposals will be required to:

- a) ensure a safe, secure, pleasant and convenient environment that is accessible to all members of the community, supports the principles of community safety and encourages walking and cycling;
- b) contribute towards sense of place whilst ensuring that the amount of development and its intensity is compatible with existing uses;
- c) respect the existing form, scale, siting, massing, materials and layout of its setting and any neighbouring quality buildings;
- d) maintain reasonable levels of privacy and amenity of occupiers of neighbouring properties, where applicable;
- e) respect built and natural views and panoramas where they include historical features and / or attractive or distinctive built environment or landscape;
- f) use building techniques, decoration, styles and lighting to enhance the appearance of the proposal having regard to texture, colour, pattern, durability and craftsmanship in the use of materials;
- g) incorporate and, where possible enhance existing features that are of historical, visual or nature conservation value and use the vernacular tradition where appropriate;

h) include landscape proposals for new buildings and land uses in order that they integrate into their surroundings, taking into account the appearance of the existing landscape and its intrinsic character, as defined through the LANDMAP process. Landscaping should take into account, and where appropriate retain, existing trees and hedgerows;

i) make the most efficient use of land compatible with the above criteria, including that the minimum net density of residential development should be 30 dwellings per hectare, subject to criterion l) below;

j) achieve a climate responsive and resource efficient design. Consideration should be given to location, orientation, density, layout, built form and landscaping and to energy efficiency and the use of renewable energy, including materials and technology;

k) foster inclusive design;

l) ensure that existing residential areas characterised by high standards of privacy and spaciousness are protected from overdevelopment and insensitive or inappropriate infilling.