

CALDICOT TOWN COUNCIL

Minutes of Planning Committee held at 6.30pm on Tuesday 13th January 2009 at Caldicot Town Council

Present: Cllrs: D Evans, Mayor
P Watts, Deputy Mayor
D Ashwin
J Bond
A Easson [left 6.45pm]

J Haskey
R J Higginson
J Marshall [left 6.45pm]
R Stewart
S Webb

In attendance: G McIntyre, Clerk, A Sandiford

1 Apologies

Apologies were received from Cllrs C Ashwin, J Daniels, V Lloyd, A Perrett, M Stevens

2 Declarations of Interest - To be identified under the relevant item/Form to be completed

Cllr D Evans, R J Higginson and R Stewart declared an interest in Planning matters
Cllr A Easson declared an interest in Plans DC/2008/01324, DC/2008/01325, DC/2008/01326
Cllr D Ashwin declared an interest in The Zone

Further declarations of interest to be identified under the relevant item

3 To Ratify decision of Extremely Urgent Cttee [Planning] [Deputy Mayor/Cllr KH/Cllr AP] 22.12.08 - APPROVAL of Planning Application:

DC/2008/00868: Single storey side extension, single storey rear extension and two storey side extension – 93 Wentwood View, Caldicot **Approved***

*** subject to meeting legal planning requirements**

Town Council ratified the decision of the Extremely Urgent Committee to approve the above planning application

4 Planning Applications Received [Displayed]

DC/2008/01324: Installation of storm sewer overflow (SSO) chamber with raised access covers; 6 no. raised manhole covers along new storm water sewer (part one of a scheme to upgrade sewers to alleviate flooding at Castle Lea and Chepstow Road, Caldicot) – Land behind goal on west side of playing field, rear of Jolyons Court, Caldicot **TC Approved***

*** buildings above the ground to be screened with trees**

DC/2008/01325: Construction of storm water pumping station (partially buried) and steps to access top of structure plus fencing – Land at Caldicot Castle car park to east of playing field and club houses, Caldicot **TC Approved***

*** buildings above the ground to be screened with trees**

DC/2008/01326: Construction of Control Kiosk (part one of a scheme to upgrade sewers to alleviate flooding at Castle Lea and Chepstow Road, Caldicot) – Land at Caldicot Castle car park to east of playing fields and club houses, Caldicot **TC Approved***

*** buildings above the ground to be screened with trees**

DC/2008/01331: Change of use from classes A1, A2 and B1 to class A3 Units 14 and 14-15 Wesley Buildings, Newport Road, Caldicot

It was resolved to defer Plan DC/2008/01331 to Town Council meeting 28.1.09 pending further information from Mon CC

DC/2008/01338: Extension to main building for storage – Choir Hall, Mill Lane, Caldicot

TC Approved

Cllr R J Higginson declared an interest in Plan DC/2008/01338 and left the room

DC/2008/01400: 1 x fascia sign, 2 x double sided projecting signs (externally illuminated) – 180 Newport Road, Caldicot

TC Approved

5 Mon CC Planning Information [Displayed]

i) Town and Country Planning Act 1990
Appeal by Mrs Judith Gribble
Site at the Castle Inn, 64 Church Road, Caldicot

ii) Planning Permissions

DC/2008/00868: Single storey side extension, single storey rear extension and two storey side extension – 93 Wentwood View, Caldicot

TC App 22.12.08*

*** subject to meeting legal planning requirements**

DC/2008/01069: Replacement boundary wall and fence – 7 Priory Close, Caldicot

TC Ref 14.10.08*

- above standard height of 2m
- out of keeping with surrounding properties

DC/2008/01245: Two storey side extension to provide ground floor utility and w.c. and first floor bedroom with en suite – 2 Kestrel Close, Caldicot

TC App 26.11.08

iii) Refusal of Planning Permission

DC/2008/01105: [Amended] Change of use to a mixed residential and business use and the parking of two mini buses on the driveway – 5 Neddern Court, Caldicot

[b/f TC 26.11.08]

TC Ref 9.12.08

- Safety issues
- obstruction issues
- vehicles “coming and going” throughout the night
- congestion in the area
- access issues
- residential area

iv) Appeal Allowed

DC/2007/00806: Conversion of existing house & flat into 4 no self contained apartments – 7 Deep Weir, Caldicot

TC Ref 11.9.07

- **Out of keeping with surrounding area**
- **Terracing effect of semi-detached houses**
- **Access/car parking issues/loss of garage/vehicular danger to children in cul-de-sac**
- **Concerns regarding ‘upstairs’ kitchen**
- **Kitchen adjacent to neighbouring bedroom**
- **Fire exits**
- **Upkeep issues for communal garden/walls**
- **Flooding/Sewerage issues**

v) Planning Committee Agendas – 16.12.08, 6.1.09

Town Council noted Planning Information (i) to (v) above from Mon CC.

vi) New/Completed Enforcement Cases – 1.11.08 – 30.11.08

Reference was made to Town Council’s previous concerns in relation to the safety of the fencing around the inactive building site at Newport Road [formerly Francesca’s].

It was resolved:

- i) to note Planning Information (vi) from Mon CC**
- ii) to reiterate Town Council’s concerns about the safety of the fencing at Newport Road to Mon CC.**

6. Mon CC - Consultation on Planning Application Validation Checklist and Revised Car Parking Standards - Response by 30.1.09

Town Council noted the above consultation document and response date.

7 It was resolved to exclude the public and press from the meeting during consideration of the following item in accordance with Section 100A of the Local Government Act 1972 on the grounds that it involves the likely disclosure of exempt information

- i) To Consider Tenders for replacement fencing at King George V Playing Fields [b/f TC 26.11.08]**

Members were advised that the trees had been removed from the bowling club and that the play area was temporarily closed as a result of the ongoing works in the area.

Town Council noted 3 tenders had been requested but only one tender had been received.

It was resolved:

- i) to accept quotation from J Reece to replace fencing at King George V Playing Fields, as existing, at a cost of £2,400 + VAT**
- ii) to review hedging in conjunction with hedging at Sandy Lane allotments, at a later date**

The meeting closed at 7.10pm

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Mayor/Deputy Mayor