

# Chepstow Society – Town Planning Roundup for January 2021

Simon Maddison, 31<sup>st</sup> January 2021

## Introduction

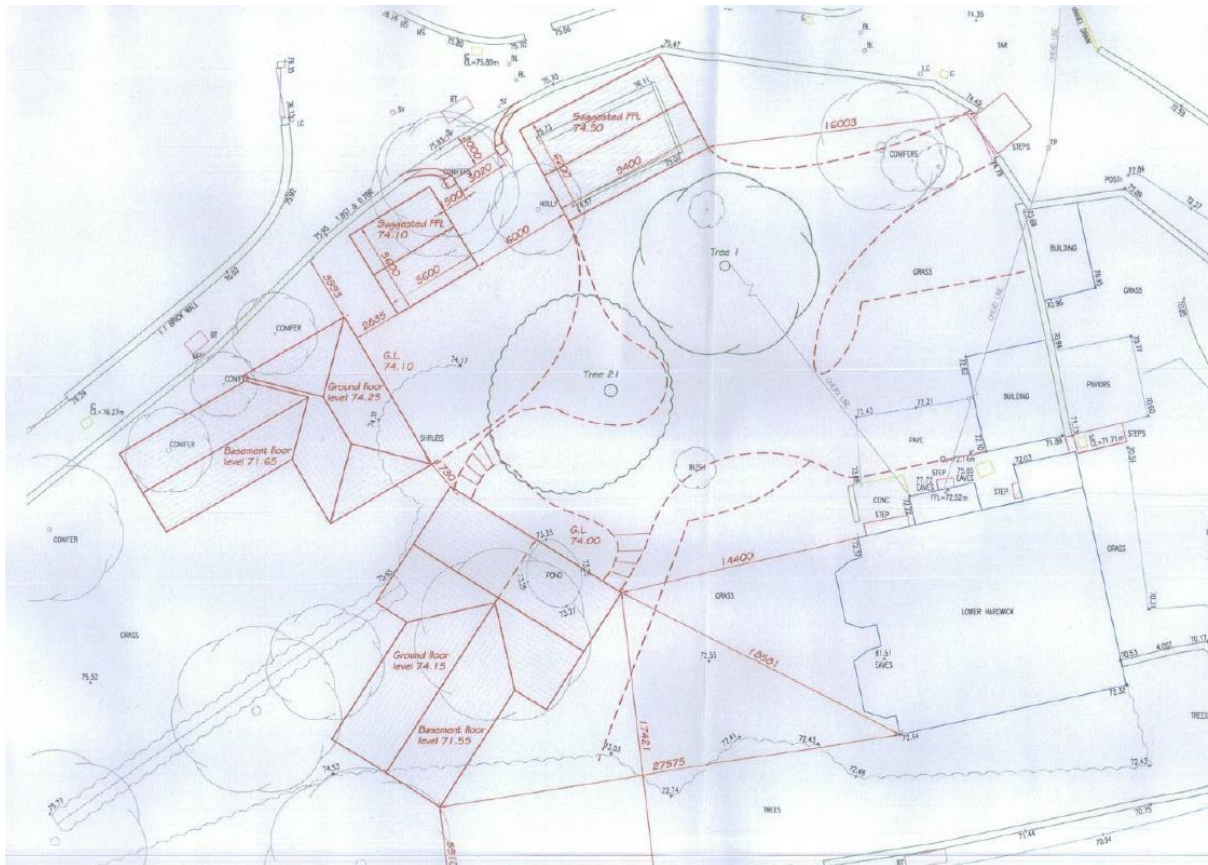
This is a summary of a selection of recent planning applications and decisions. Some are still in progress and some have been decided for a while. I have chosen these on the basis of their impact to the town, in terms of character and street and townscape. They are (mainly) listed in order of date of approval. Apart from the photographs, all material has been taken from the MCC planning portal.

### Lower Hardwick, Hardwick Hill

DC/2015/00931 | Erection of three dwellings and formation of new access. | Lower Hardwick, Hardwick Hill, Chepstow, Monmouthshire, NP16 5PN

Approved: 15/1/2016

This work is substantially complete but is nonetheless of interest. Lower Hardwick house is now separate and has had approval for conversion into apartments some time ago. The two adjacent houses are actually separated by a tiny gap.



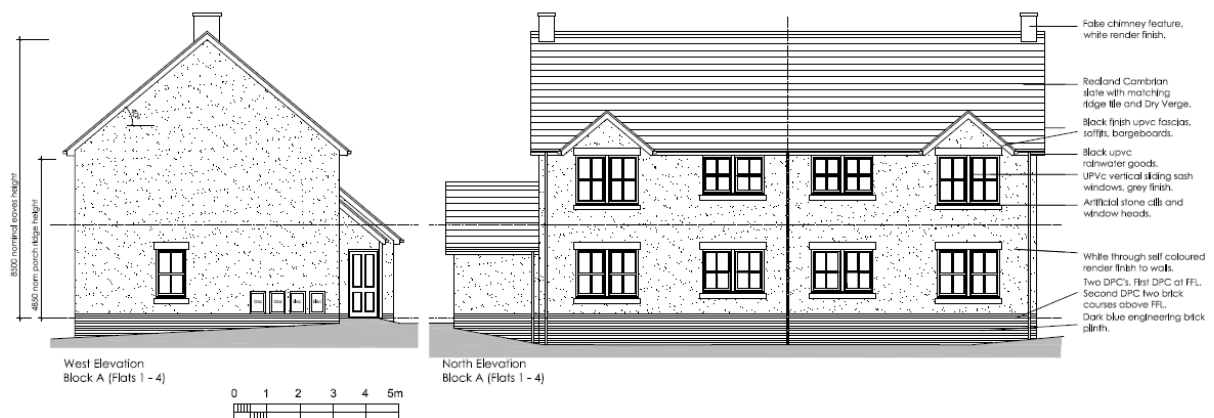
### The Studio, Garden City Way

DC/2015/01209 | Demolition of existing bungalow and development of 8 no. dwellings and associated works. | The Studio, Garden City Way, Chepstow, Monmouthshire, NP16 5ED

Approved: 29/1/2016



This is a housing association development, which is now substantially complete. The build quality appears good. Despite objections from the Society and others, CADW actually considered the development an enhancement to the Port Wall, as it is now better seen than previously. An archaeological watching brief was conducted during works, although GGAT had concluded that there was little likelihood of archaeological features on the site.







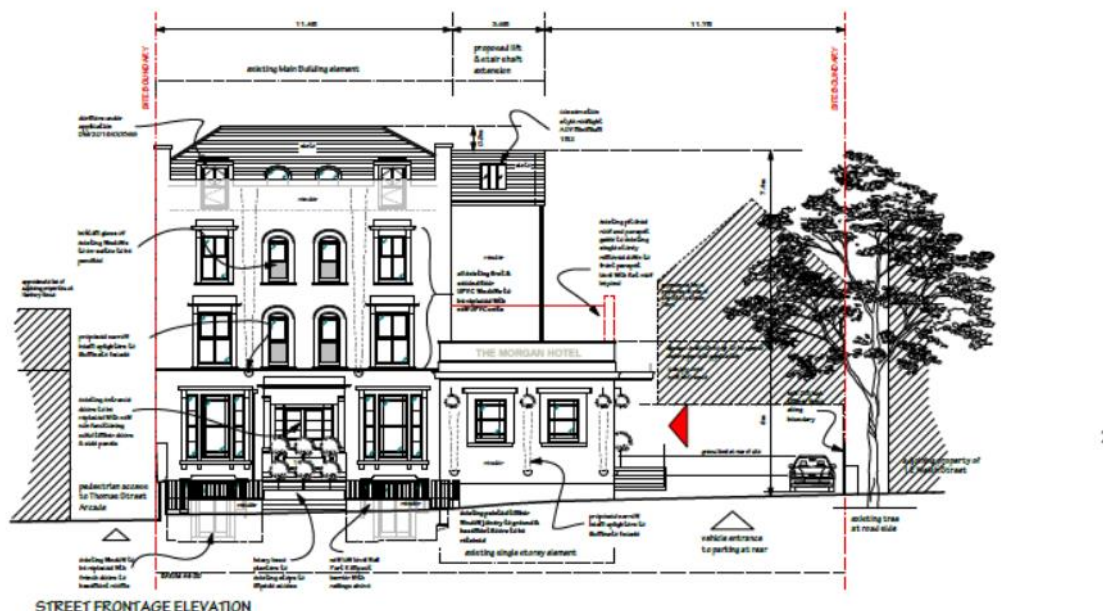
### Francis & Co, 16 & 17 Welsh Street

DM/2018/00734 | Change of Use from B1/A2 offices to C1 Hotel Accommodation with alterations and extensions to the existing building, including minor demolition works. | Francis And Co 16-17 Welsh Street Chepstow Monmouthshire NP16 5YH

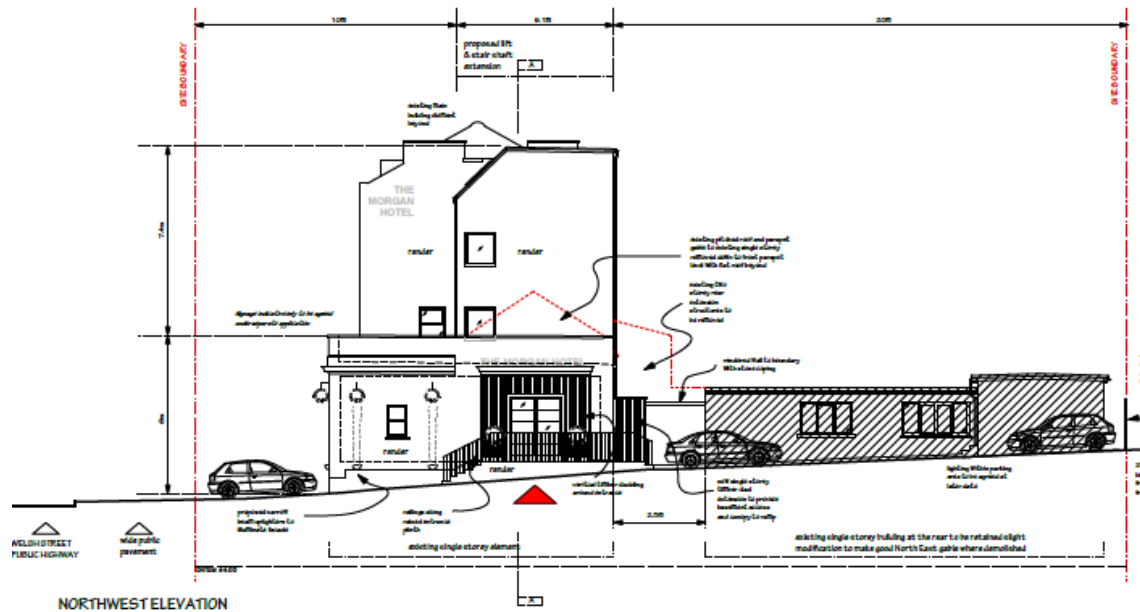
Approved: 27/6/2018, and Chepstow Council was in support.

Given the permission was granted in 2018, progress has been very slow. Of course, the current pandemic will not have helped. The single storey buildings in the car park have now been demolished and the external renovations do now appear to have been completed, except for the windows. It is unclear as to the status of internal works. The extension to the right of the property has not been done, this is for an additional staircase, presumably to comply with fire safety requirements. It is not clear what the status of this now is.

The proposed elevations from front and side are shown below.





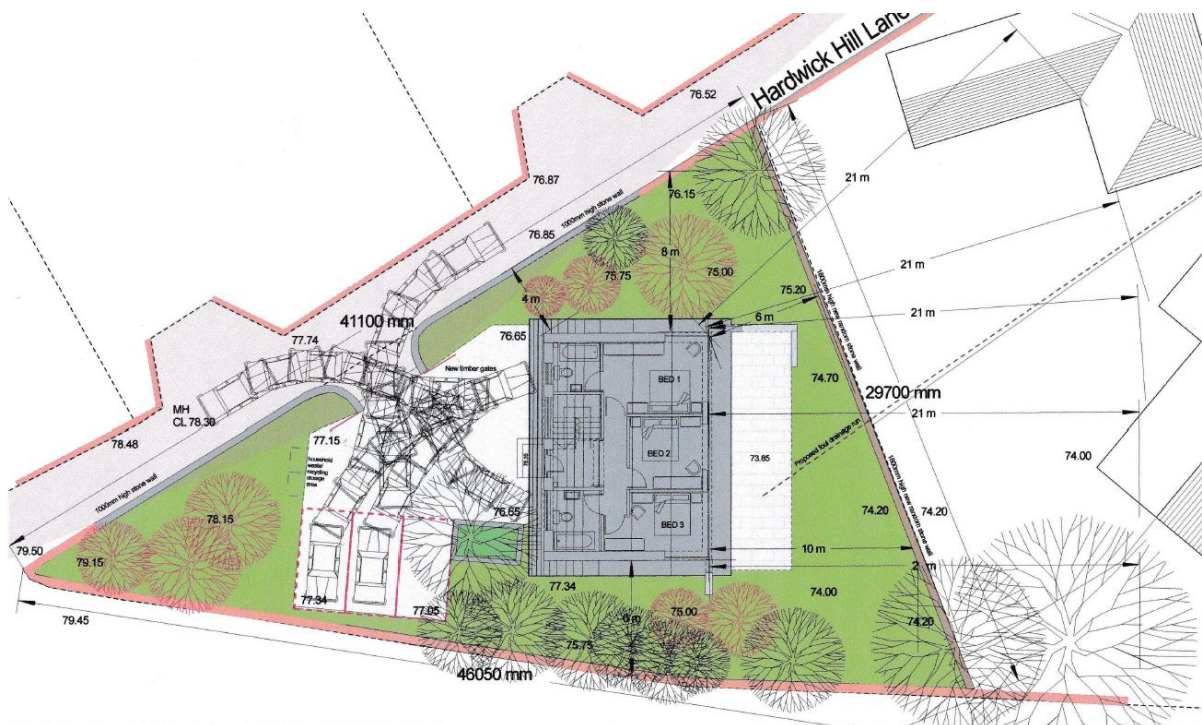


## Hardwick Hill Lane

DC/2017/00623 | Construction of sustainable low energy Eco-House dwelling with landscaping and surface car parking, plus new access/egress onto Hardwick Hill Lane by part demolition of existing garden boundary wall and replacement iron railings | Land At Hardwick Hill Lane For Construction Of Eco House Hardwick Hill Chepstow Monmouthshire

Approved: 8/11/2018.

This is an eco-house, located in the corner of the former garden of Lower Hardwick, between Hardwick Hill and Hardwick Hill Lane. Work is substantially complete. The planning application included a comprehensive report on the location's air quality which surprisingly concluded that it was suitable for residential accommodation. Plan and elevations shown below.





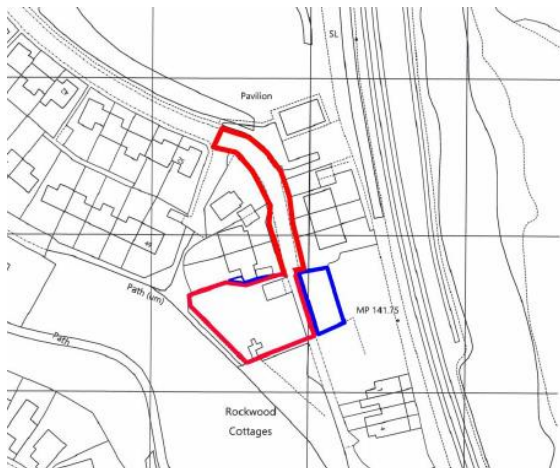


### Severn Crescent, Garden City

DM/2018/01984 | Erection of two detached, three-storey houses with integral garage, including access to highway, car parking and other associated works. | Land Adjacent Severn Crescent  
Chepstow NP16 5EA

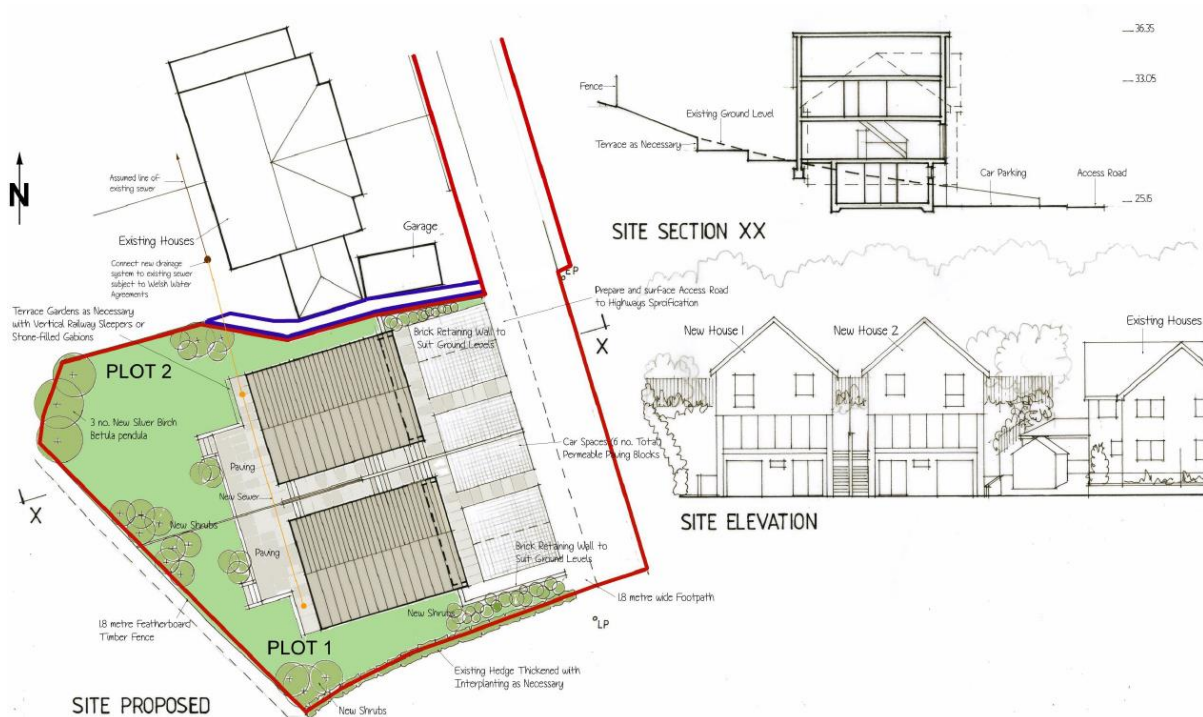
Approved: 2/7/2019. Work on this has not been started. This site is right at the end of Severn Crescent, past the sports field in Garden City, and is currently garden.

The location and view of the site from the road/ track are shown below:



The plans and elevations are shown below:





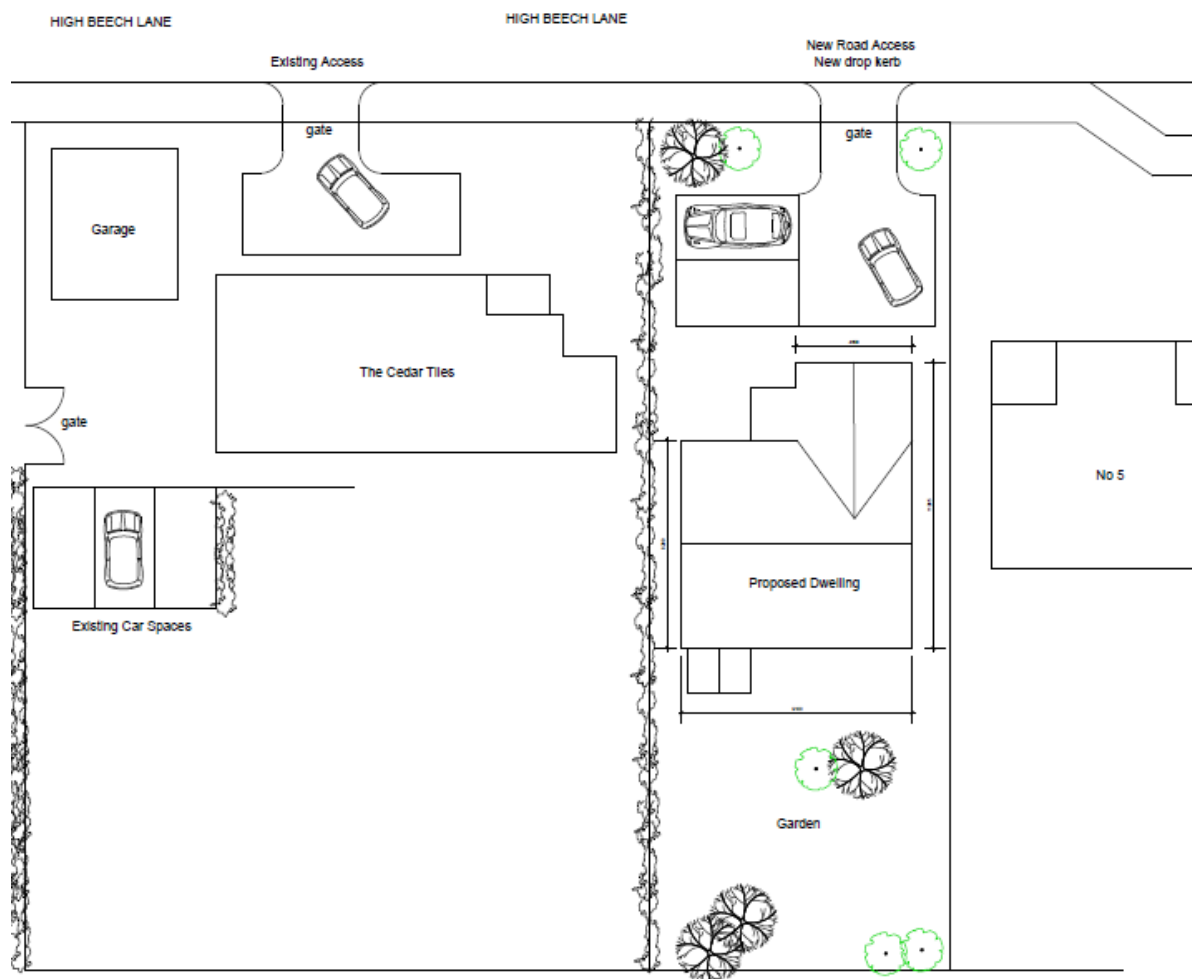
### 3 High Beech Lane

DM/2019/00687 | Proposed detached dwelling. | Cedar Tiles 3 High Beech Lane Chepstow  
Monmouthshire NP16 5BQ

Approved: 2/8/2019. Work on this site has not started although trees have been cleared along High Beech Lane and a fence built between the plots. The land originally belonged to The Cedar Tiles but has been split off and sold separately.







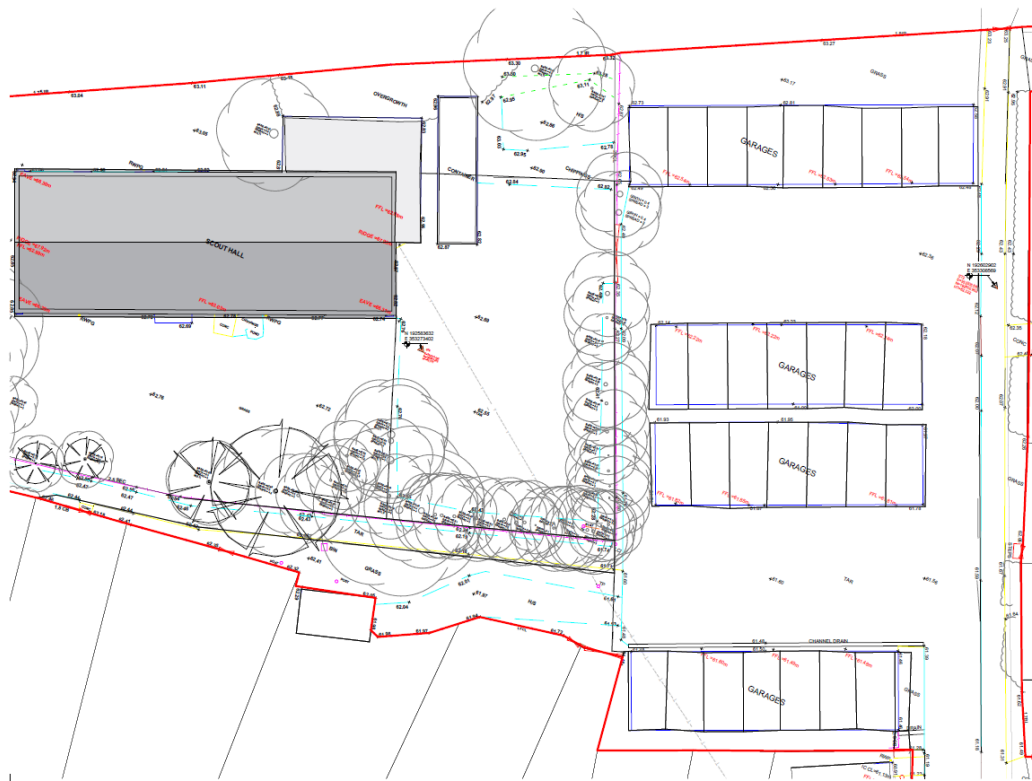
### Land and Garage blocks, near Pembroke Road, Bulwark

DM/2019/02065 | Erection of 9 no. dwellings comprising of 5no. one bedroom courtyard bungalows and 4no. one bedroom mews dwellings, highway improvement works, car parking, electrical charging point, new access, parking, turning and loading area for Scout Hall along with internal and external works to the retained/reduced Scout building including external cladding, PV panels, roof lights, detached single storage unit and open sided rear lean to projection and associated works | Garage Blocks On Land Off Pembroke Road Bulwark Chepstow Monmouthshire

Approved 5/3/2020. This is a Monmouthshire Housing Association development. The garages have been demolished, and the roof of the Scout hut removed. It looks as though work on the foundations has started. The site is immediately adjacent to the school, to the north.

The old site plan is below:



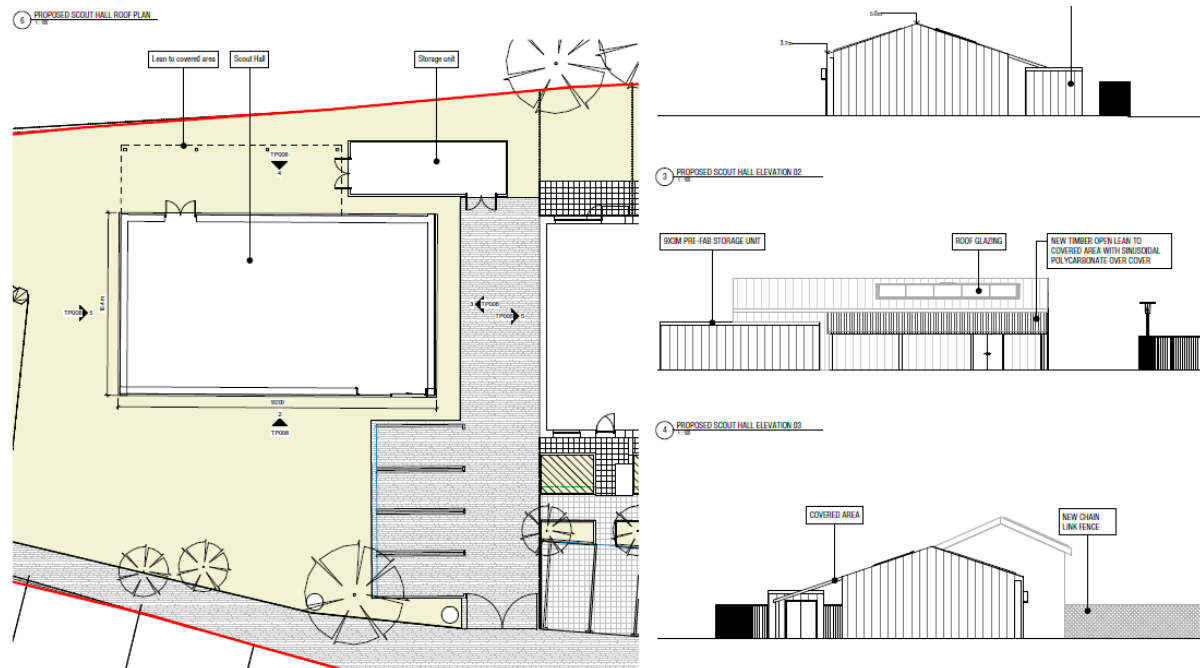


And the new site plan:





The Scout hut and store are being substantially improved.



## Garages, Western Avenue, Bulwark

DM/2020/00023 | Erection of 8 no. one bedroom mews dwellings, landscaped car parking and amenity area, electrical charging point and associated works. | Garages Western Avenue Bulwark Chepstow Monmouthshire

Approved: 5/3/2020

This is a project undertaken by the Monmouthshire Housing Association. Existing site plan:







Work on this site has started and the foundations and floor are in.

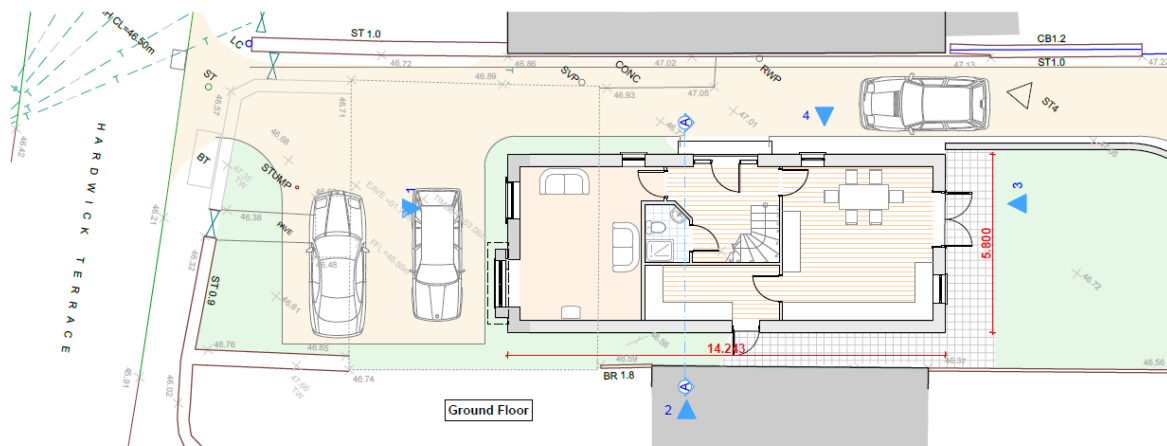


## 29 Hardwick Avenue

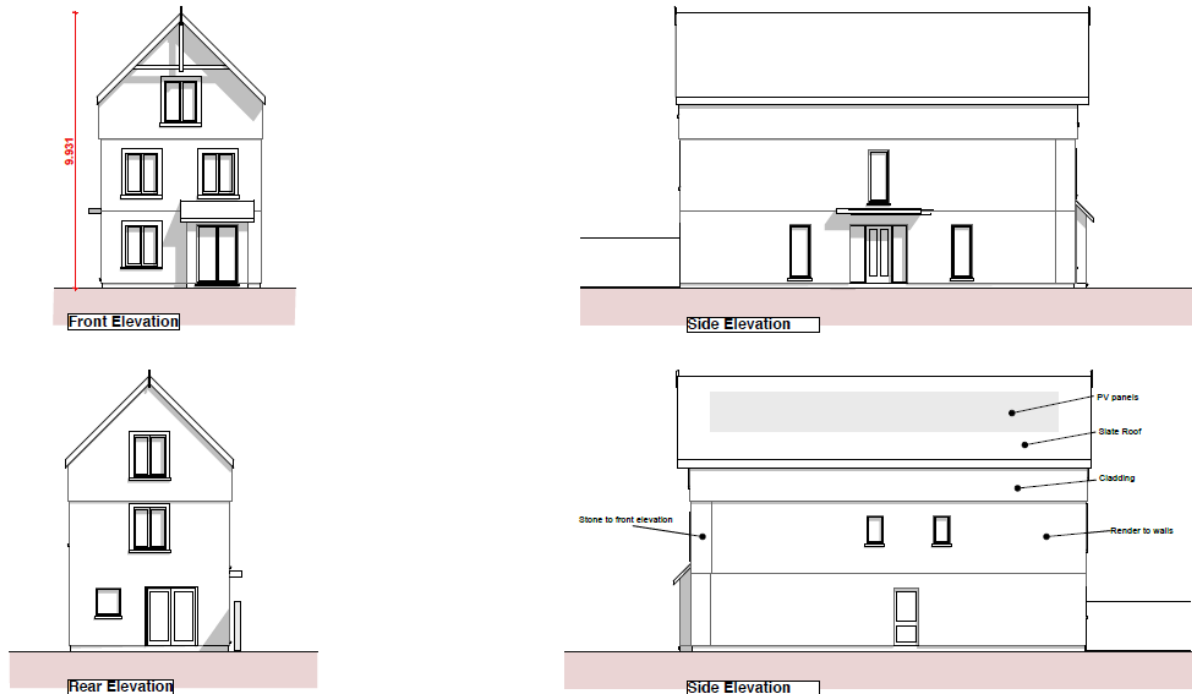
DM/2019/02049 | New dwelling, garage and associated works. | 29 Hardwick Avenue Chepstow  
Monmouthshire NP16 5DJ

Approved: 5/3/2020.

The old cottage had been burned out some years back and was demolished 1-2 years ago. Construction of the new property is well under way. It is a timber frame eco house, and the complete structure went up in a week. Fitting out is under way, and the façade is being stone clad.







## 2 Moor Street

DM/2020/00441 | Change roof at rear of building to flat roof and raise the rear external wall up to create more height inside. | 2 Moor Street Chepstow Monmouthshire NP16 5DF

Approved: 15/7/20. Work is well advanced, and the rear extension has been completed. Significant work on the interior is ongoing. Both bay windows at the front have been replaced, as the old ones collapsed. The facing brickwork has been sandblasted back.



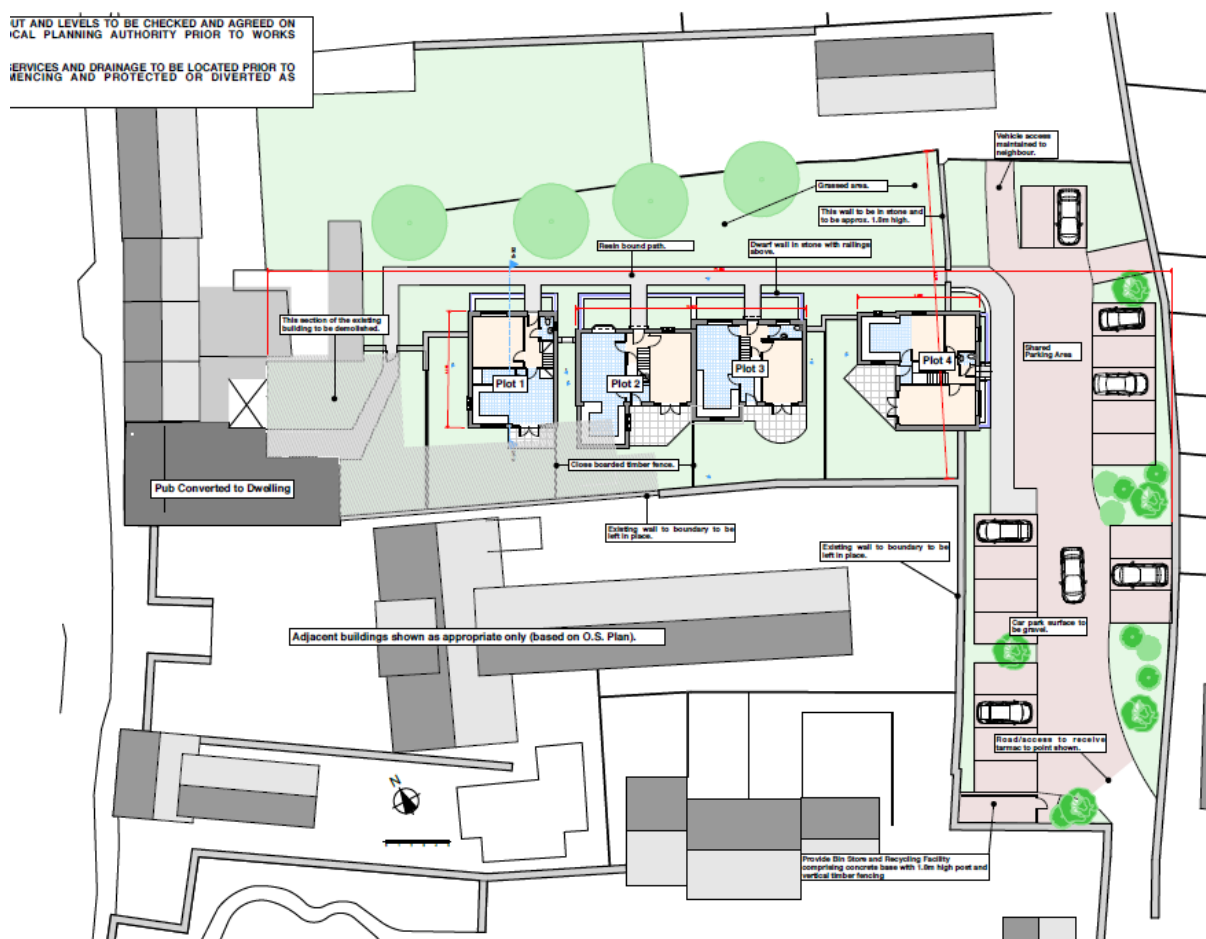


## Chepstow Castle Inn

DM/2019/01922 | Demolition of modern extensions and conversion of original pub building to residential. Erection of 4 no dwellings to the rear with car parking and associated external works  
Chepstow Castle Inn 12 Bridge Street Chepstow Monmouthshire NP16 5EZ

Approved: Listed consent was granted on 14/8/2020 and full consent on 29/1/2021

This development had already been given Listed Building Consent, which primarily relates to the building and its façade. Four new properties are planned for the garden, partially replacing the existing modern outbuildings. The detailed listed building consent covers the few remaining original features of the pub. Most were lost in renovations in 2003. There is no significant change to the front appearance of the old pub. An archaeological investigation has been carried out and features identified, although this report is not amongst the documents on the planning portal. Planning consent requires a detailed plan for the archaeology before work can commence.







### Herbert Lewis

This is subject to two planning applications, one for the old building on the High Street and the other for the buildings to the rear.

DM/2020/01524 | Redevelopment of the existing Herbert Lewis department store to include 3 commercial units (A1/A3) and 8 residential units (C3a). | Herbert Lewis Limited 9-11 High Street Chepstow Monmouthshire NP16 5XX.

Approval: Pending

DM/2020/01422 | Proposed change of use for the land at the rear of the former Herbert Lewis commercial department store, to include 9 residential units, with associated parking. | Herbert Lewis Limited 9-11 High Street Chepstow NP16 5XX

Approval: Pending

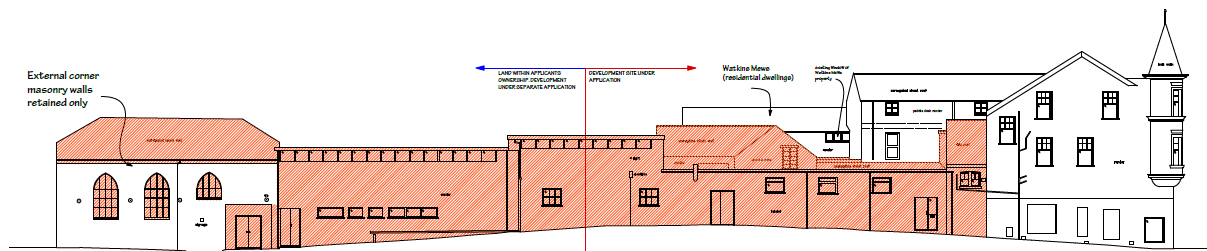
Broadly the plan is to retain the original Herbert Lewis building, convert it to three commercial units on the ground floor, and apartments above. Indeed, there has been renovation work ongoing on the façade to the High Street, and to the roof 3 new roof lights have been added. These were approved a while back. The front elevation on the High Street is unaltered.

The existing building to the rear will be demolished, except for the old Chapel walls which will be retained and incorporated. 8 residential units are currently planned, along similar lines to the recent building in Oxford Street. The existing buildings are very utilitarian and include a relatively modern warehouse with a steel roll up shutter adjacent to the original Chapel walls.

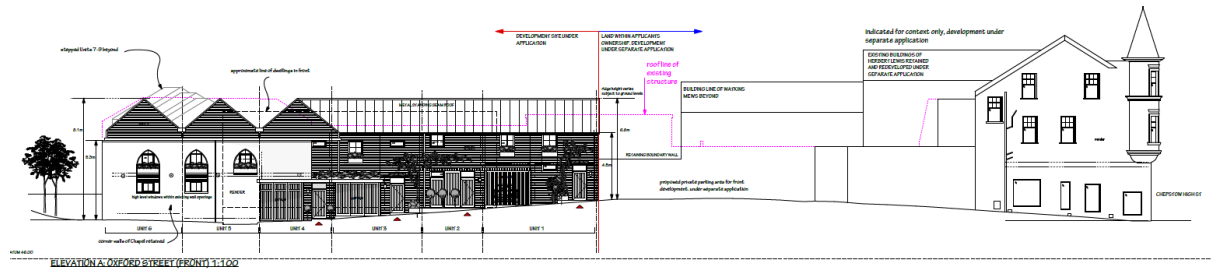
Chepstow Town Council has recommended approval and is enthusiastic about the redevelopment.

Existing elevation from Oxford Street:

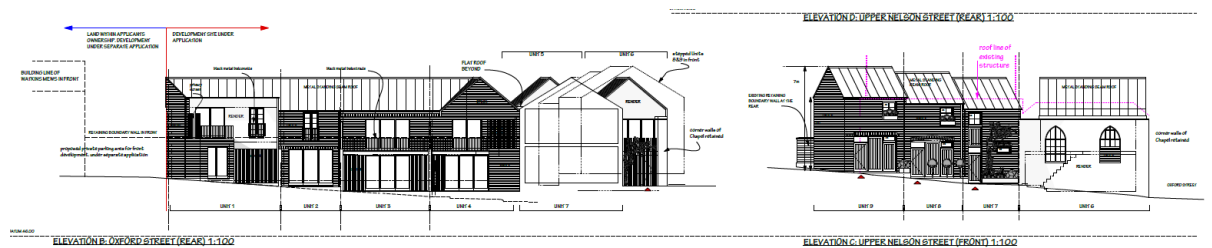




Proposed elevation from Oxford Street:

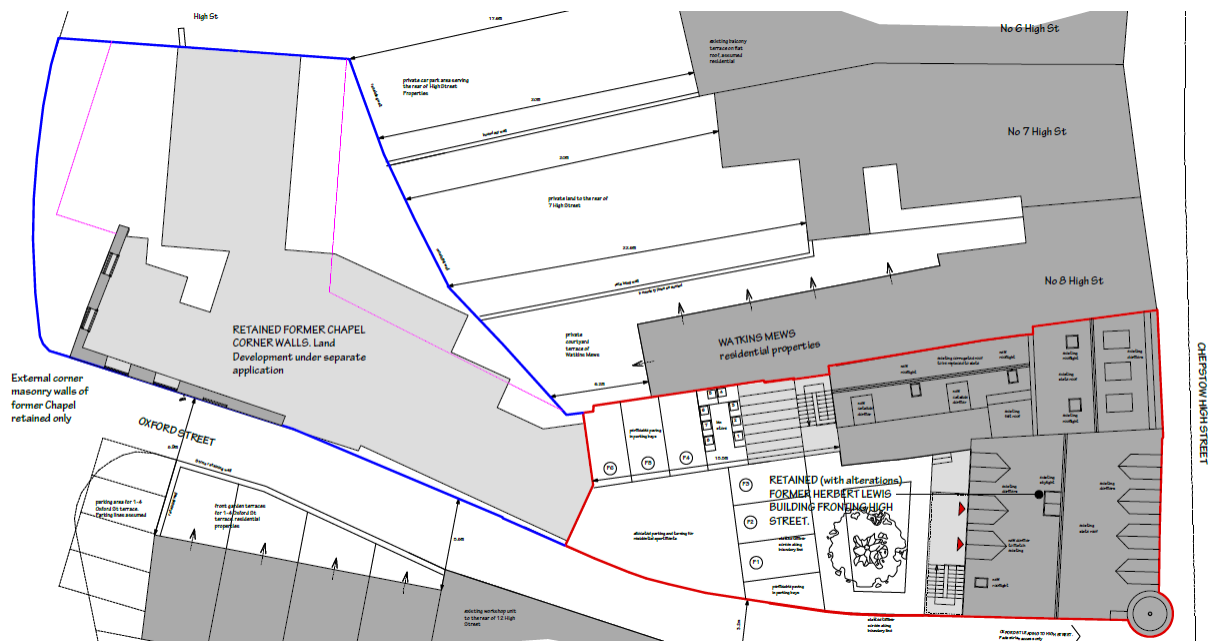


Proposed elevation from the other side:



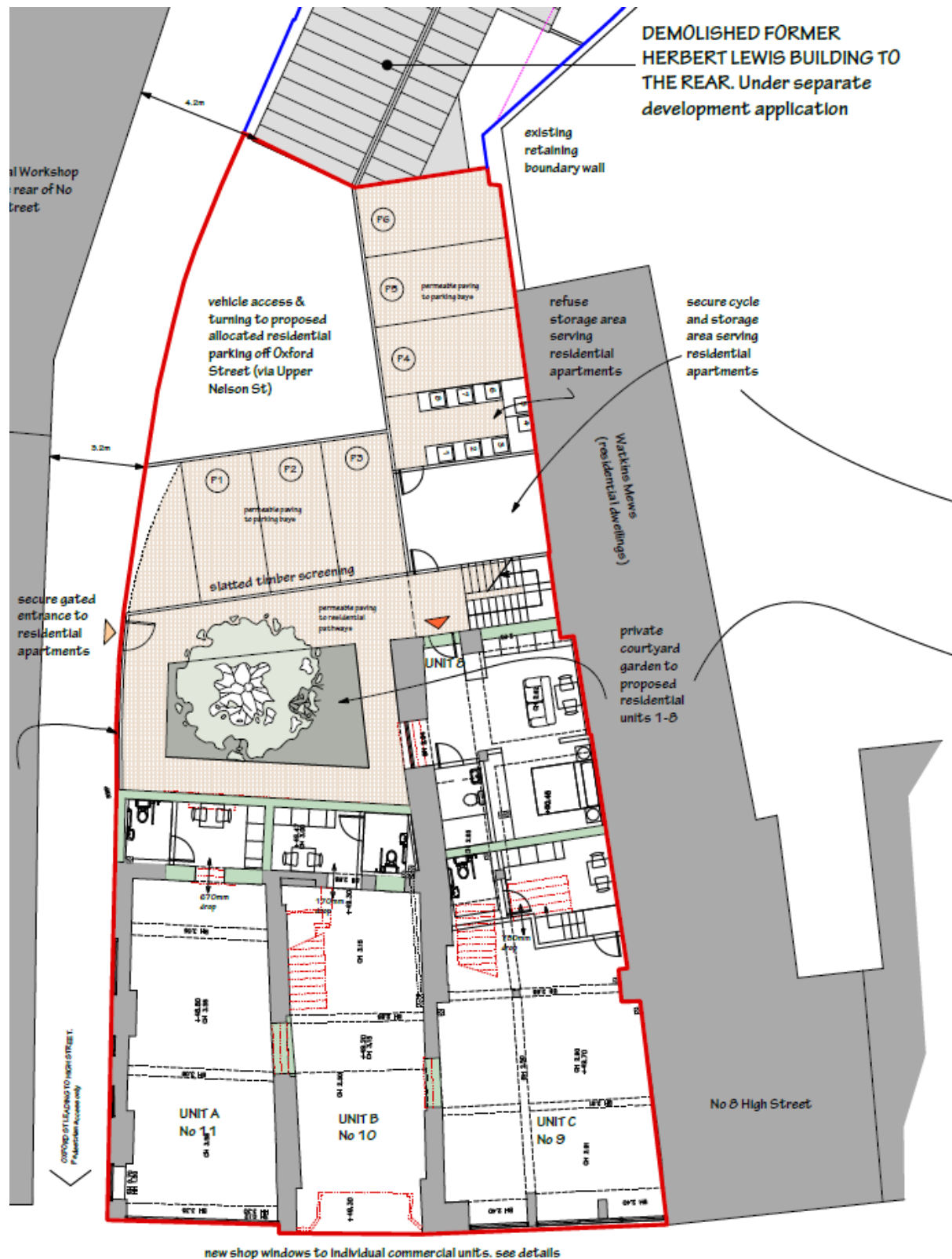
The above show the retention of the old Chapel walls.

The outline plan is shown below. The buildings immediately to the rear of Herbert Lewis will be turned into a car park with landscaping.





The detailed plan of this is shown below. This shows the original Herbert Lewis building, facing the High Street, divided into 3 commercial units. The plans available also show the details of apartments within the upper floors of the building (not shown here).





Below is a plan of the proposed dwellings to the back of the property, both ground and first floors:

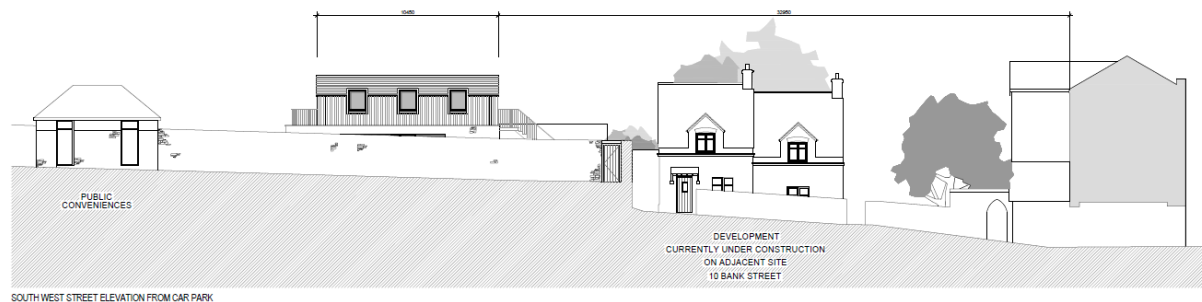


## 11 Bank Street

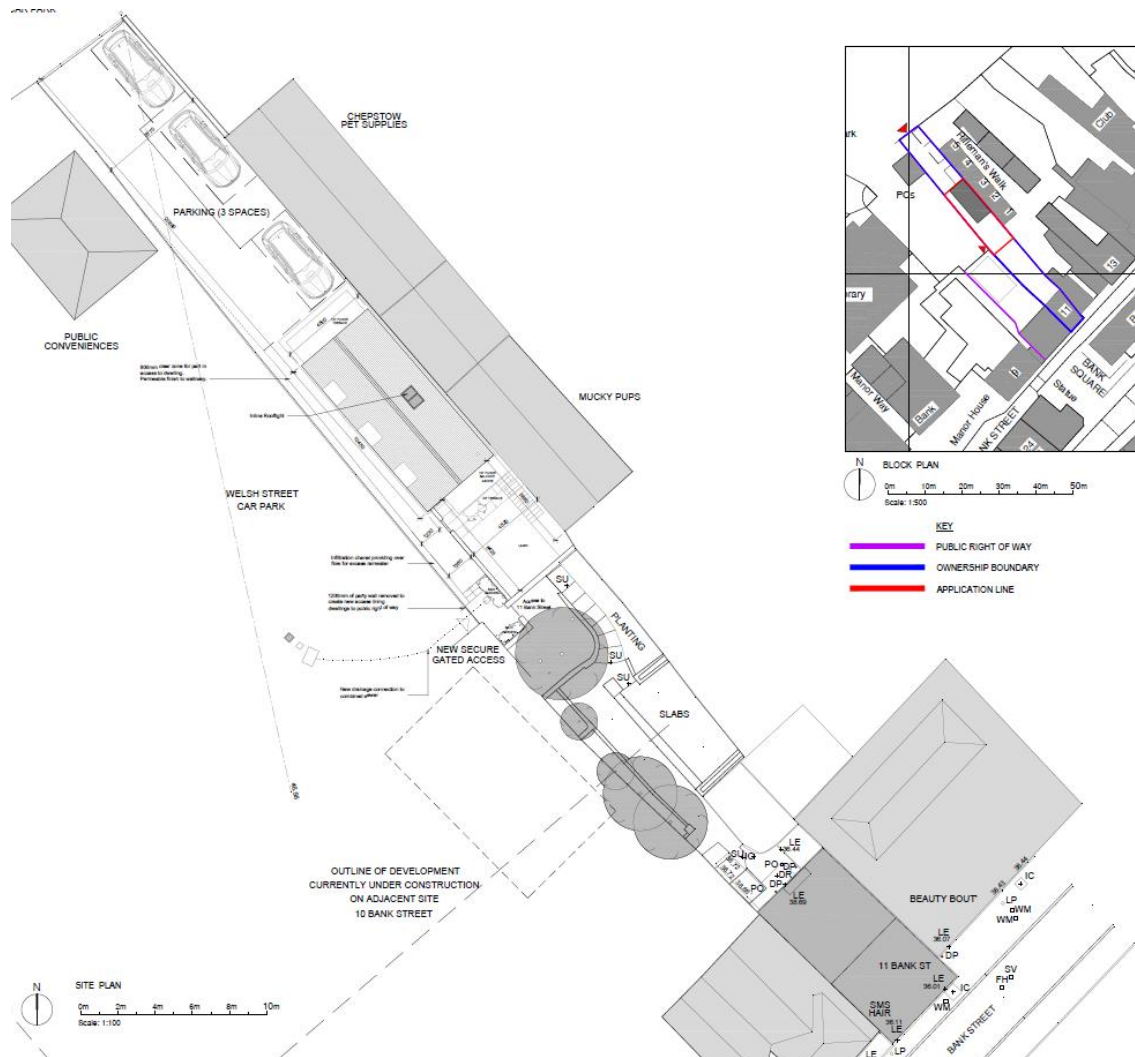
DM/2020/00720 | The erection of a two-storey, two-bedroom house in the parking lot at the rear of 11 Bank Street in Chepstow. | 11 Bank Street Chepstow Monmouthshire NP16 5EN

Approval: Pending

Plans and elevation as seen from the car park are shown below. Public toilets are top left. The lower two houses are a different neighbouring development.







## Boverton House, Bulwark Road

DM/2019/00929 | Development proposal is for change of use from Business to Residential purpose.  
| Boverton House Day Centre Bulwark Road Chepstow Monmouthshire NP16 5JE

Application was made and withdrawn in 2020.

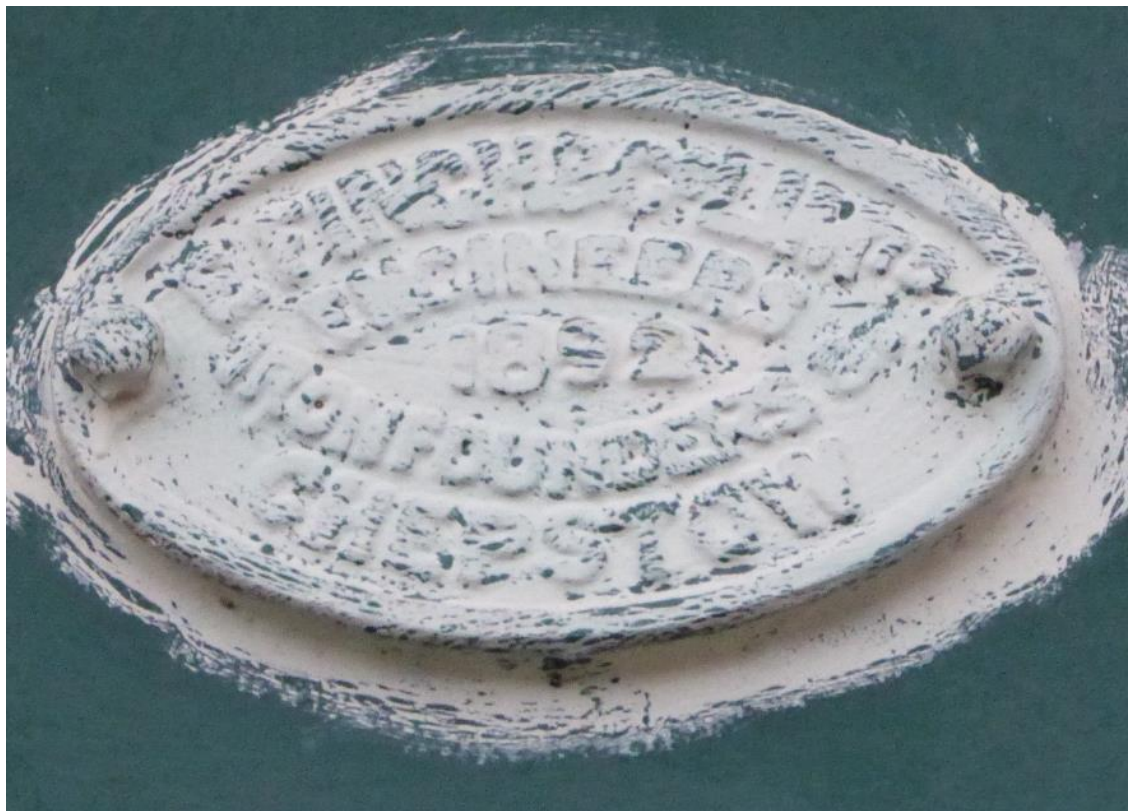
This property has now been sold by Monmouthshire County Council. It was subject to an application for change of use from business to residential by a pending buyer, but they dropped out and the application has been withdrawn. Verbal reports are that the buyer wishes to turn the house into flats. No planning application has yet been made. The grounds have been cleared of bushes and several trees, despite the property being within a designated tree protection area. No application for this tree work was made.

Site location shown below.









### [Dockyard Developments](#)

There is a huge amount of information relating to plans on this site, and I plan to review this shortly.