

Chepstow Society – Town Planning Roundup for September 2021

Simon Maddison, 28th September 2021

Introduction

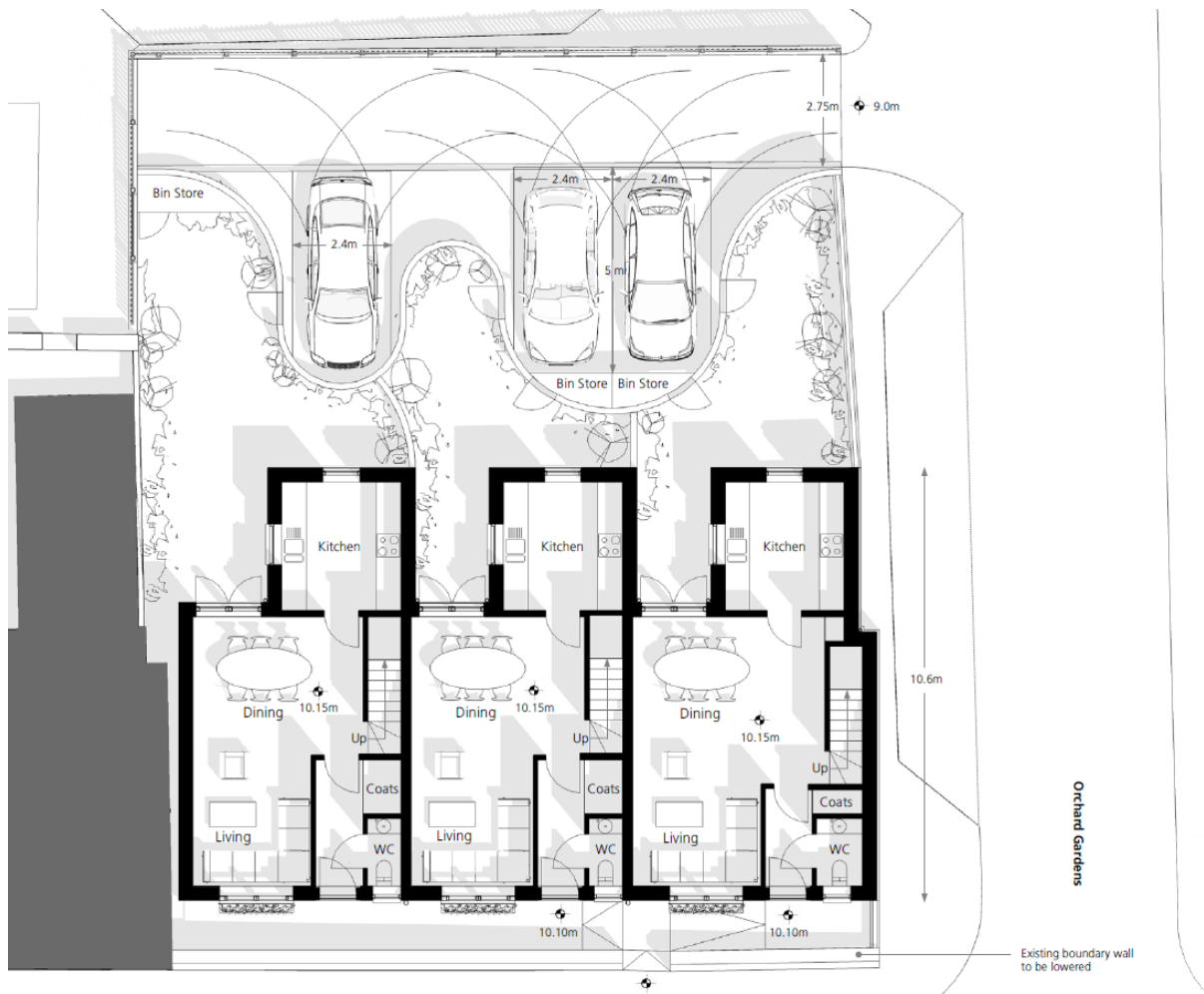
This is a brief summary of items from September plus some other reflections.

Air Cadet Hut site, Lower Church Street

DC/2012/00945 - DC/2018/00190 | 3 No. two-storey terraced dwellings | Territorial Army Cadet Centre, Lower Church Street, Chepstow, Monmouthshire, NP16 5HP

This planning application from 2012 was approved at the time and the time limit extended in 2018. Work has now started on this site. I believe that the wall to Lower Church St is to be retained (not shown in elevation below).





37 Lower Church Street

DM/2021/00708; 37 Lower Church Street; Replacement of roof to existing rear extension following damage caused by an explosion at the neighbouring property

Since the incident that severely damaged several houses in Lower Church Street, it is dismal to see their current state. But encouraging that at least some remedial work is being applied for.



Ashbourne House, Bridge Street

DM/2021/01367; Ashbourne House 33 Bridge Street: Change of Use of building from offices to single dwelling with associated works.

Imagination House, Station Road

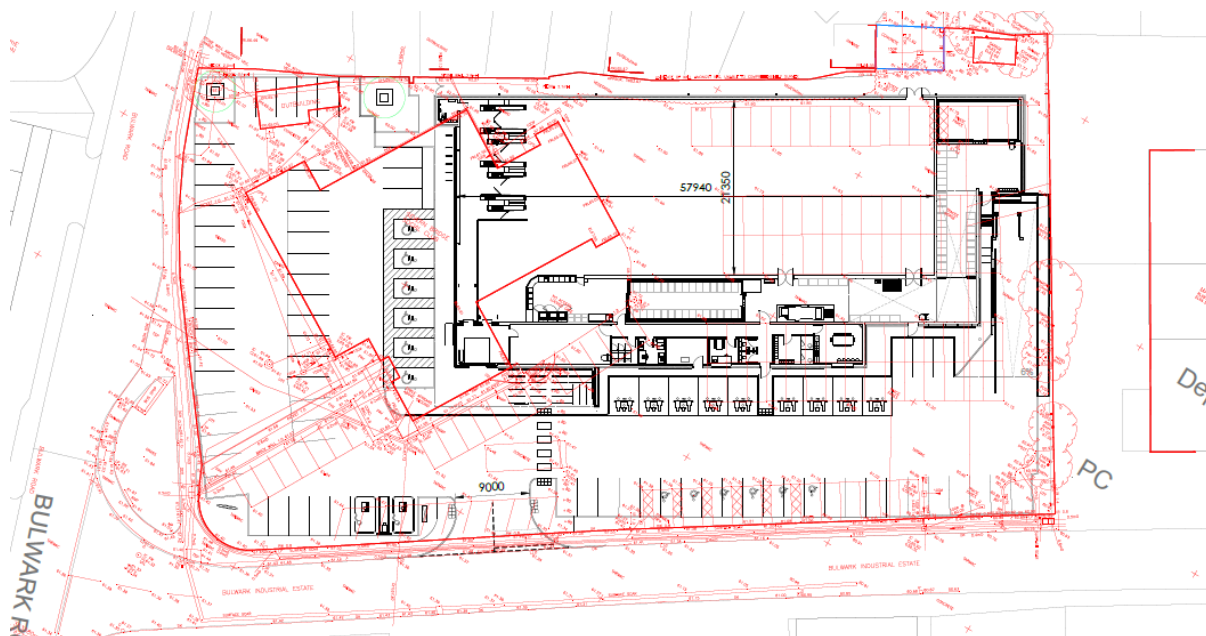
DM/2021/01551 | Change of use to from office to D1 for part of the building to provide an area for a children's Day Nursery offering 40-45 places from 07.30 to 18.00. | Imagination House Enterprise House Station Road.

This building is set well back and not obvious to the passer by. It has been empty for a couple of years, but now at least part of it is proposed to be converted into a day nursery. The company that was previously in this building, Enigma (which became part of Imagination Technologies) was a Chepstow founded company from the 1980's and became a world leading designer of voice and audio chip designs, employing some 50 highly skilled engineers. It is sad that the most recent acquisition of the company has moved it away from Chepstow after more than 30 years.

Severn Bridge Social Club, Bulwark

DM/2021/01507; Severn Bridge Social Club Bulwark Road ; Demolition of the former Severn Bridge Social Club and erection of a supermarket, car parking, landscaping and all associated works.

The application for this has now been submitted.



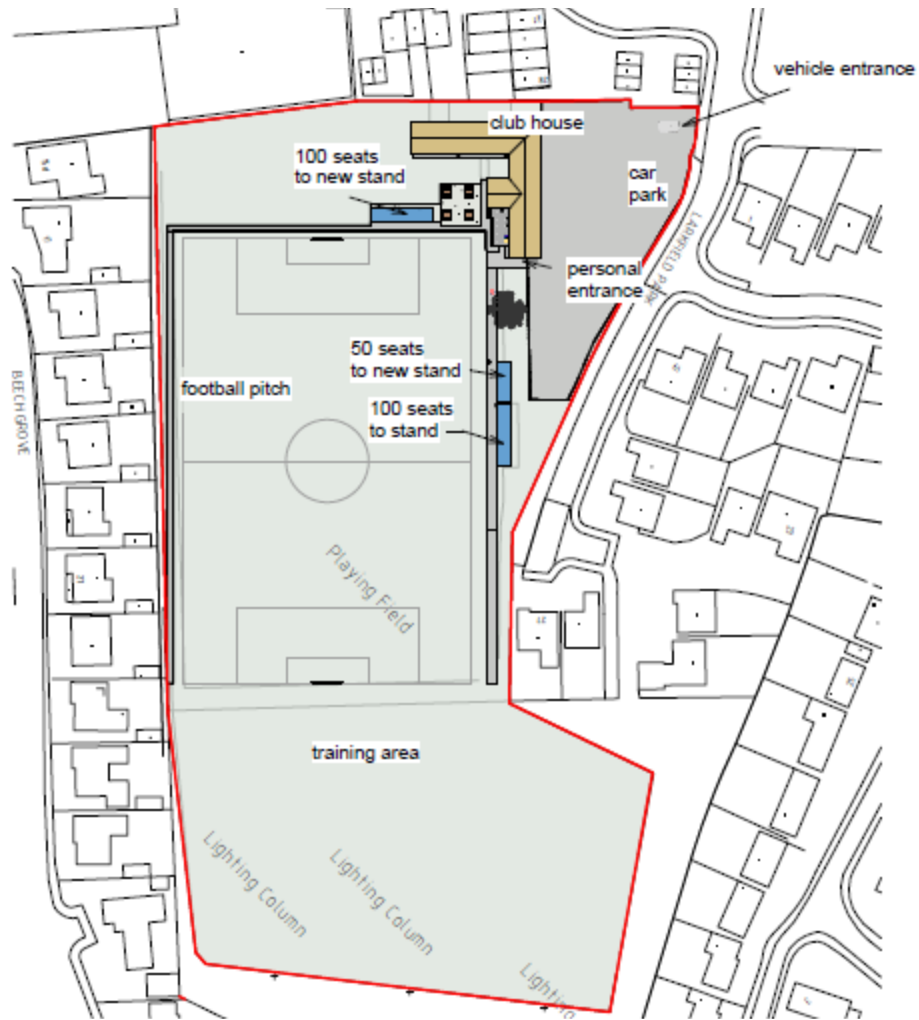
This does not appear to be materially different from the pre-submission consultation plans (as covered in last month's review).

Chepstow Town AFC

DM/2021/01277; Chepstow Town AFC; 100 seated Stand and a 50 seated Stand

The proposed site plan is as below.

There is unsurprisingly concern about parking stress that already exists on local roads, and the potential for that to increase and MCC highways have recommended the club consult about setting up a parking management plan in the local streets, in conjunction with local police and the Council.



Town Pavements

I flagged up the work down outside the police station last month, where flags were replaced by concrete slabs. At least it was not tarmac.

In my view the problem is the lack of inspection by the council post works and a total lack of enforcement on the utility contractors to make good and reinstate to the standard prior to digging up the pavement. I see no indication that the county council is doing anything on this. Is it not something that the town manager could also monitor and action?

There has been some recent work at the top of Bank Street, see below. It seems that some of the existing pavers have been retained, but I suspect the longer ones are concrete. The sad state of earlier poor reinstatements can be seen in the second picture:





Welsh Coast Path through Bulwark

The state of the coast path behind the industrial buildings in Bulwark has been flagged up before. It is a sorry advertisement for the town for those at the start or the end of this walk.

This brief photo essay gives a flavour of this shabby route, but hints also at its potential as a view over the town and Sedbury/Tutshill. Starting the walk from Park Redding, through Warren Slade, the trees along the hill up to Raglan Way have been very severely cut back. I can find no planning application to cover this. Initial thoughts that it was to address ash die-back, but many other trees have been felled, including Oak. It is well set back from the railway, and they offered no potential risk. It looks a real mess, and sad to see so many trees gone unnecessarily.

Presumably the quarry and the lip above it next to the path belongs to the dockyard developments. Is improvement to this covered in the plans?





Other items

Whilst in Lower Chepstow it is nice to see the Sunflower competition that appears to be taking place between neighbours:



Walking back from Thornwell along the Coastal Path, I have noticed these details amongst the older houses. The one on the right appears to be access to a bird loft.

