

# Chepstow Society – Town Planning Roundup for November 2021

Simon Maddison, 30<sup>th</sup> November 2021

## Introduction

This is a brief summary of planning and other items from November 2021.

## Grosmont, Mount Pleasant

DC/2015/01552 New dwelling, garage etc with associated works. | Grosmont, Mount Pleasant, Chepstow, Monmouthshire, NP16 5PT

This is a new development on what was previously the garden of Grosmont, to the right of Mount Pleasant. The fence and wall were repaired recently following an accident where it was damaged by a car going down the hill.

The original application was rejected because of concerns over shared access to the property and the length and width of the access road that comes out on Hardwick Avenue. Appeals were rejected twice, but the latest appeal in 2019 was accepted. Work has started on the site. It seems that the local planning committee was not aware of the successful appeal and the matter was discussed at a recent meeting, but the appeal decision is now available on the planning portal.

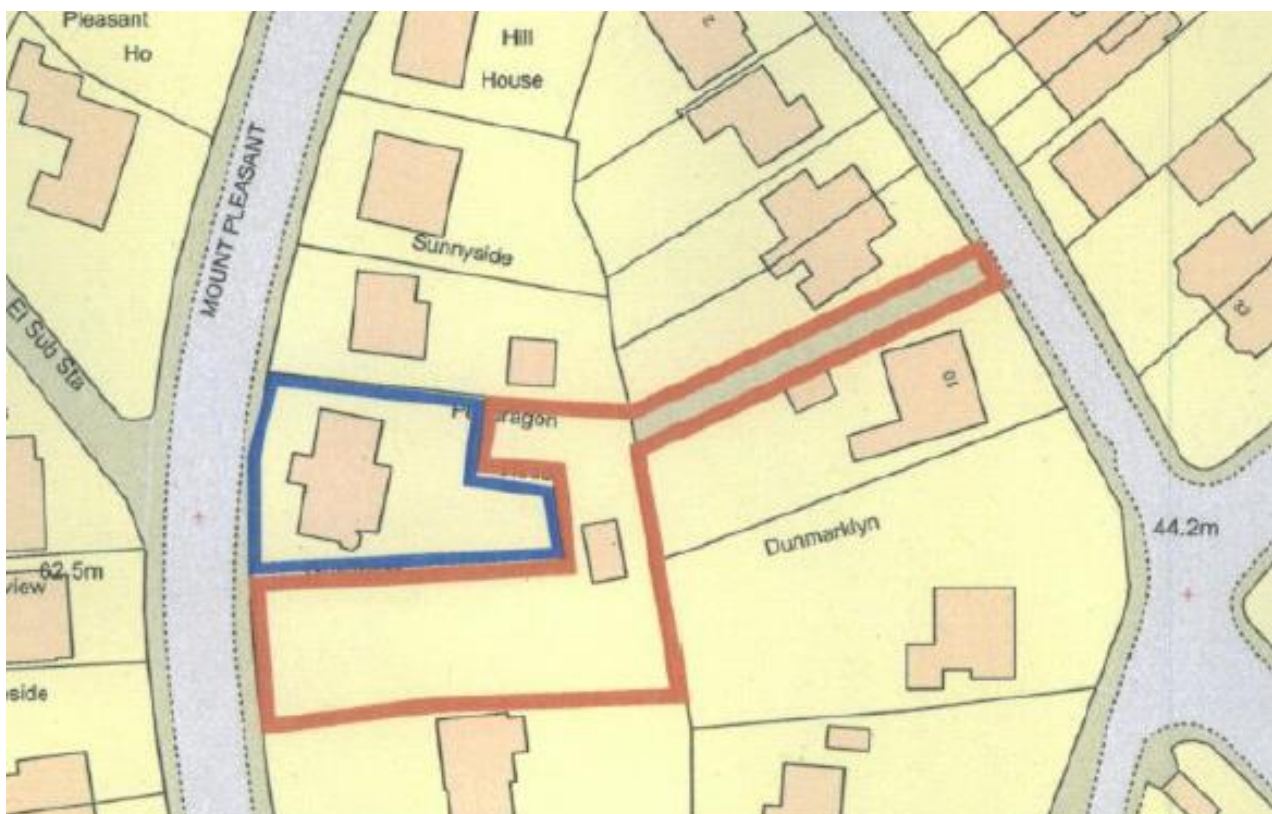


Figure 1 - Grosmont and adjacent building plot. The access is also shared with Pendragon House above Grosmont



Figure 2 - a more detailed plan of the new building, below; Grosmont above



Figure 3 - view of the site and works from Mount Pleasant





Figure 4 - another view of the site, with Grosmont to the left

## Livox Quarry, Tintern

DM/2020/01149 Request for an EIA Screening Opinion under Regulation 6 (1); Construction of 40 log cabins, landscaping and associated works. | Livox Quarry Tintern Road St Arvans Monmouthshire

This site is on the loop in the Wye just north of Lancaut, and is accessed from the St Arvans – Tintern Road. This is only an initial proposal and was flagged up in the South Wales Argus recently. However the proposal was put in 2020 so is not particularly new. The proposal is to turn the old quarry site into a landscaped holiday park with 40 log cabins. An illustrative plan is shown below.



Figure 5 - Livox Quarry illustrative plan



## Pembroke Road, Bulwark

DM/2019/02065 | Erection of new dwellings on the site of old Garage Blocks On Land Off Pembroke Road  
Bulwark Chepstow Monmouthshire

Work on this housing association site is well progressed. The work on the adjacent Scout Hut appears to be complete.



*Figure 6 - part of the new development, with the Scout Hut visible to the left*



*Figure 7 - the other (eastern) end of the developments*



## 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

This is another housing association site on an old garage block site in Bulwark which is also well progressed.



*Figure 8 - new houses on Western Avenue site*

## Piggies Hill

There was some work in Piggies Hill relating to Electricity supply. A new manhole has been installed.



*Figure 9 - new electricity manhole in Piggies Hill*

## Bulwark

Some observations in Bulwark recently.



Sadly the fencing on the lookout at Park Redding has been vandalized. This was reported some time ago, but has not been repaired.



We have tried to establish what happened with the tree cutting in Warren Slade, but to date have had no success. It is even difficult to establish who owns the land. It is not Network Rail. It is a real mess.



*Figure 10 - Tree vandalism in Warren Slade along side the coastal path*



It looks as though there has been some night-hawking (metal detecting) in the Bulwarks Hillfort. This has happened before. It is a scheduled ancient monument and this activity is illegal.



*Figure 11 - evidence of metal detecting in the Bulwarks*

But to end on a positive note, this is lovely example of roofing in Garden City, almost certainly original. The details, shaping and forms are great craftsmanship.



*Figure 12 - A lovely old roof in Garden City*