

Chepstow Society – Town Planning Roundup for March-April 2022

Simon Maddison, 25th April 2022

Introduction

This is a summary of planning and other items coming up in March and April. I'd be pleased to have any comments or feedback on these roundups.

Boverton House, Bulwark

<http://www.blackboxplanning.co.uk/boverton-house-chepstow/?fbclid=IwAR2SDNeCu84UvInSy6zRk9Nni88RkafV0y6UqQYSRbRHmU69C0GvifgFdp0>

Boverton House was previously owned by MCC but has been little used for some time. The property was sold to a private buyer 2-3 years ago, with outline planning to turn it into flats, with an additional block of flats added in the grounds.

There has been a public planning consultation recently, which closed on 18th April (notice was circulated by the Chepstow Society). The information is still available on the above URL. Broadly it aligns with the outline planning from MCC prior to the sale. The existing building will be converted into flats and an additional building of multiple flats will be added where there is currently a car park. A good part of the remaining grounds will be turned into car parking.



Figure 1 - Proposed site plan



Figure 2 - proposed view from Bulwark Road. The existing building is on the right, and outwardly remains as at present



Figure 3 - the proposed elevation from the East

The existing building has terrific views, but is currently in a neglected state. It will be good to have it renovated and put to residential use. There is perhaps an insufficiency of parking for so many flats.

Grosmont, Mount Pleasant

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

Work is progressing on this site, with the use of caged stone to support the excavated slope and the ground floor supports and concrete joists going in.



The Bridge Inn

DC/2013/00350 | Conversion and alteration of existing public house to form 2 no. new flats and two no cottages in car park. | The Bridge Inn, Bridge Street, Chepstow, Monmouthshire, NP16 5EZ Approved: 17/11/2016

This planning application was reported a year ago in February 2021's roundup. It seems that work on the cottages in the old car park pub has now started:



Dockyard Developments/ Brunel Quarter

DM/2019/00001 | Residential development of 345 dwellings and associated infrastructure and landscaping. | Mabey Bridge Station Road Chepstow NP16 5YL

The following are some photos of the site taken from the other side of the river, giving a good impression of the current state of development. I have added another from the Chepstow side. The site is now accessible to walk around the completed parts.





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 development of a row of town houses on the old Army Cadet Centre continues to progress, though perhaps not so fast. There have been many hold ups with construction due to pandemic related material shortages.





3 High Beech Lane

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

I reported on this over a year ago. Work started earlier this year. The footings are now in.



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

These housing association properties are now substantially complete from the outside.



Garages, Western Avenue, Bulwark

DM/2020/00023 | Erection of 8 no. one bedroom mews dwelling

This development, also of housing association properties, is in a similar state of completion.



The Studio, Garden City Way
DC/2015/01209

I noted some time ago, that these well built housing association flats, only completed about a year ago, had suffered a fire in an outside store.

I am glad to see that work on repairs has at last started. The flat affected, on the first floor, has apparently been empty since the fire.



The Boatman & Bin Store



There has been plenty of discussion around the Bin store located just behind the Boatman just off Bank Street. Well, here it is. Practical though it maybe it is hardly a visual asset to the town. Designed to sit on level ground it has been plonked onto the paving at a sloping angle towards the High Street. The Society has made a representation to the Town Council about this.

Stop Press: at the Town Council meeting on the evening of 27th April this item was discussed, and it was agreed to review the positioning of the Bin Store and relocate it to a more suitable location. The Society was also thanked for their comments.

Paving in the Town

It is good to see that at least some of the damaged paving in the town is being repaired, as in the example below. Still lots to do though and the state of the road in this part of the High Street is in a very poor condition too.



Piggies Hill

You may recall that last November I reported that Piggies Hill was being dug up to lay electricity services. It turns out that it was the Electricity Board who are laying new optical fibre communication cables. The route between Cardiff and Gloucester runs through Piggies Hill.

These communications links are for their own internal communications and network control.

The parkland is still something of a mess unfortunately. Surely there must be some comeback on making it good and reinstating the grass and making the surface safe without protruding stones?

