

Chepstow Society – Town Planning Roundup for July- November 2022

Simon Maddison, 30th November 2022

Introduction

This is a summary of planning and other items coming up since June. I'd be pleased to have any comments or feedback on these roundups, particularly for any items that you might think I have missed.

Lidl Site, Bulwark DM/2021/01507

The planning application for construction of the new Lidl on the site of the old Severn Bridge Club has been approved, as of 23/9/22. A detailed site management plan for the construction has been submitted, DM/2022/01535. Also, the current Lidl site is still up for sale: <https://www.loopnet.co.uk/Listing/Bulwark-Rd-Chepstow/25671698/>

38 Lower Church Street



This property, badly damaged by an explosion and fire a couple of years ago was sold by auction on 6th July for £107,000.

Nothing has been done since, and it is still a wreck. It is not clear what the status of the neighbouring houses is; at least one of them appears to be empty.

Number 37 has made an application to replace the rear extension roof, damaged by the explosion, approved as of 25/11/21. However, it is not clear if this has been started.

DM/2021/01693 1 St Lawrence Road

This property, located near the A48/ High Beech Roundabout, probably from the pre-war period, has long been run down. It is now proposed to demolish and rebuild, splitting the property in two, with a second property to the rear. This has now been approved, 17/08/22, despite many local objections to it being an overdevelopment.

DC/2015/01552: Grosmont, Mount Pleasant

This new house, with its back to Hardwick Hill, is substantially complete. The back addition does not appear to have any windows, however a look at the plan shows the windows being predominantly to the front, with only limited lights to the rear part, for understandable reasons. The views from the front should be right over the Severn to the far side.

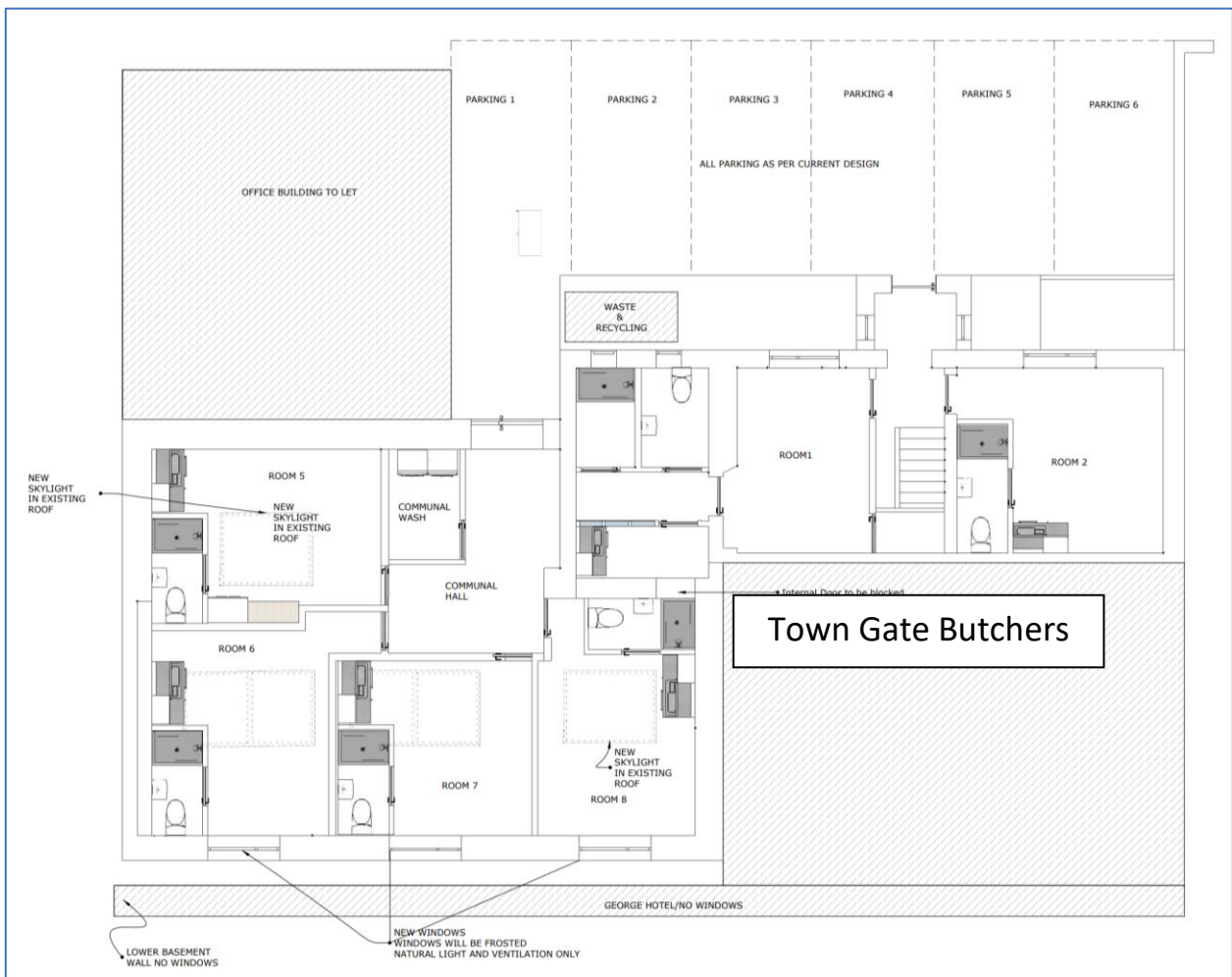


[DM/2022/01649 Silhouette Dance Club \(former Library\)](#)
Upper Nelson Street.

A proposal was submitted for a change of use, to turn the building into a group of craft/ artists workshops. The council, who are the landlord, supported this application. Sadly, it appears to have been withdrawn only a week after being submitted.

[DM/2022/01264 Archway Court 18-19 Moor Street](#)

This proposal, approved on 12/10/22 is for a change of use from 5 office areas to 8 self-contained transition flats to be let to Monmouth Council Housing department. There is no external change proposed. This building is located just behind the Town Gate butchers.

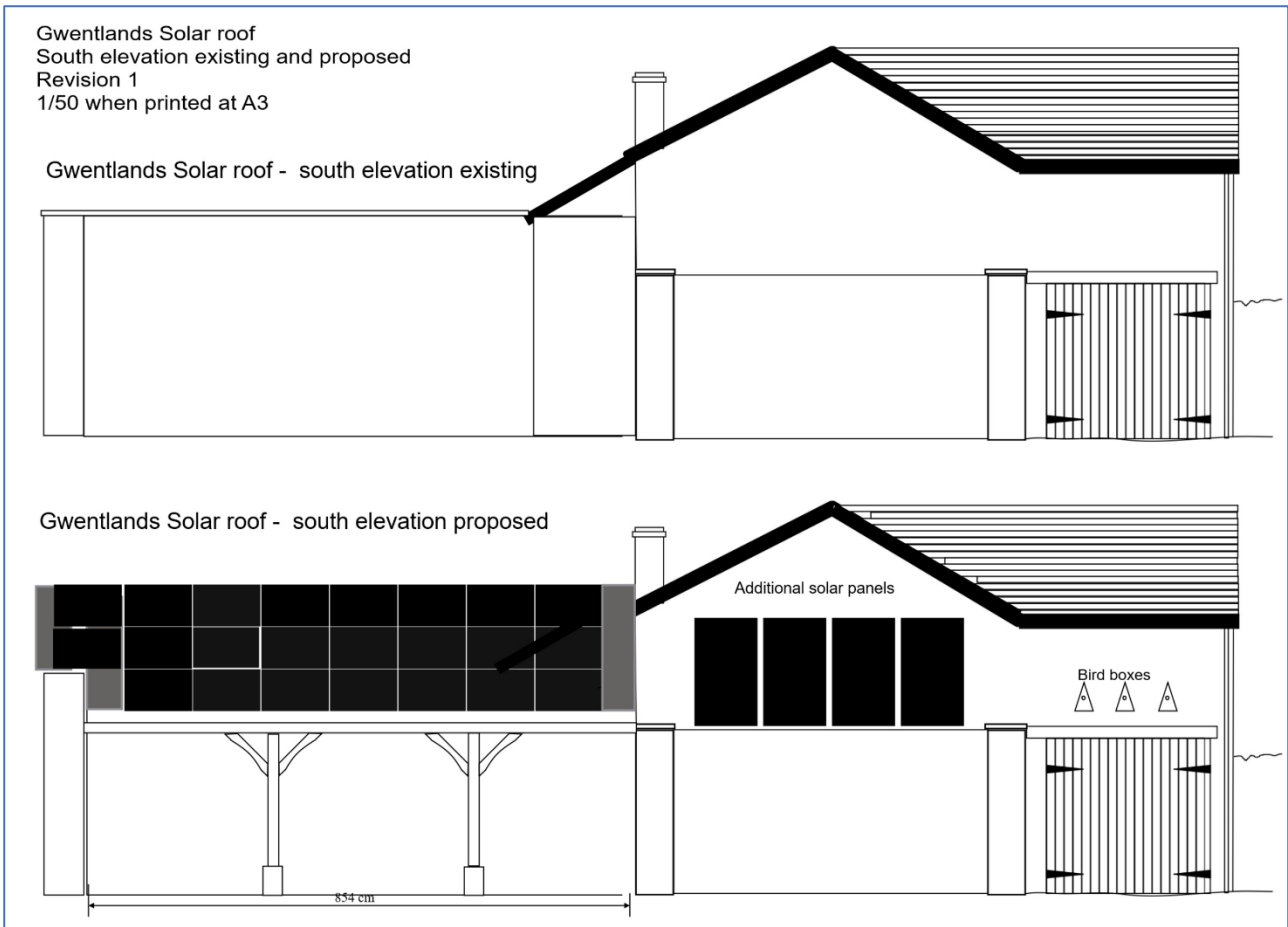


DM/2022/00956 Land North West Of Hardwick Cottage Hardwick Hill

This plan, for a block of four apartments on the sloping site just to the east of Hardwick Hill, and accessed off Hardwick Hill has been withdrawn, with the intention of submitting a new application.

DM/2022/00784 Gwentlands Bulwark Road

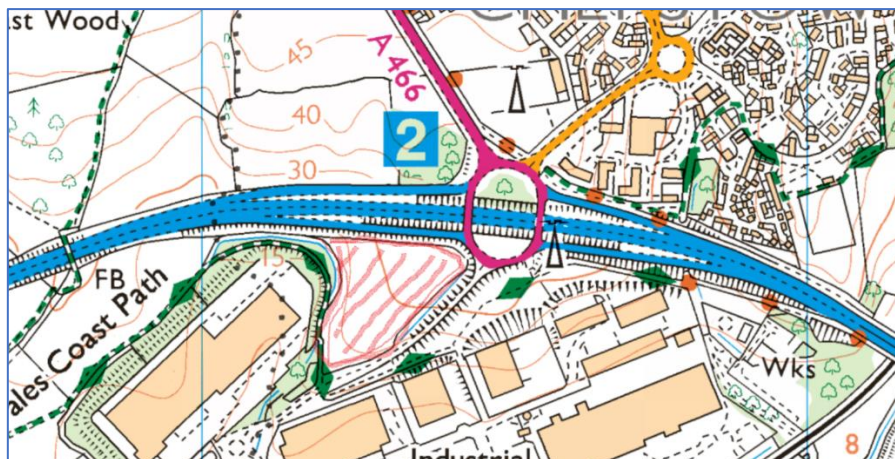
I have to declare an interest in this application, as I live at this house. The plan, approved 01/08/22 is for an 8m x 8m open sided roof over a gravelled courtyard, adjacent to an outbuilding, for the erection of solar panels. The plan has been approved excluding the additional panels on the face of the outbuilding.

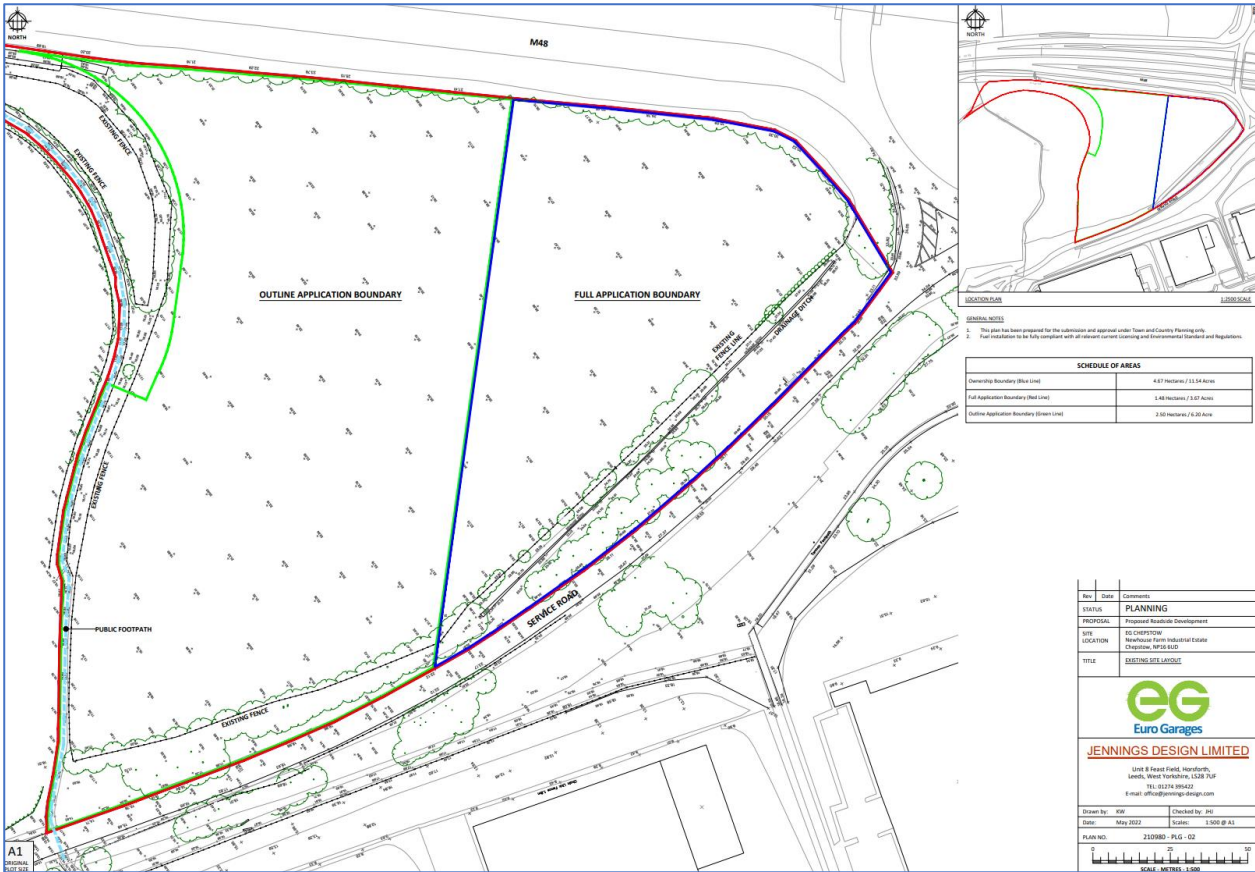


DM/2022/01155 Land at Newhouse Farm Industrial Estate

This application is for new development at the Newhouse Farm Industrial Estate. It is for the undeveloped land between the access road and the main M48 roundabout. It is in two parts. The first is for a Petrol Filling Station, coffee shop and restaurant, both with drive through access.

The second outline part is for logistics and other uses similar to those already existing in the estate. The plan was accessible for public consultation prior to submission. This closed in August. The application is pending.





SCHEDULE OF AREAS

Ownership Boundary (Blue Line)	4.67 Hectares / 11.34 Acres
Full Application Boundary (Red Line)	1.48 Hectares / 3.67 Acres
Outline Application Boundary (Green Line)	3.02 Hectares / 7.43 Acres

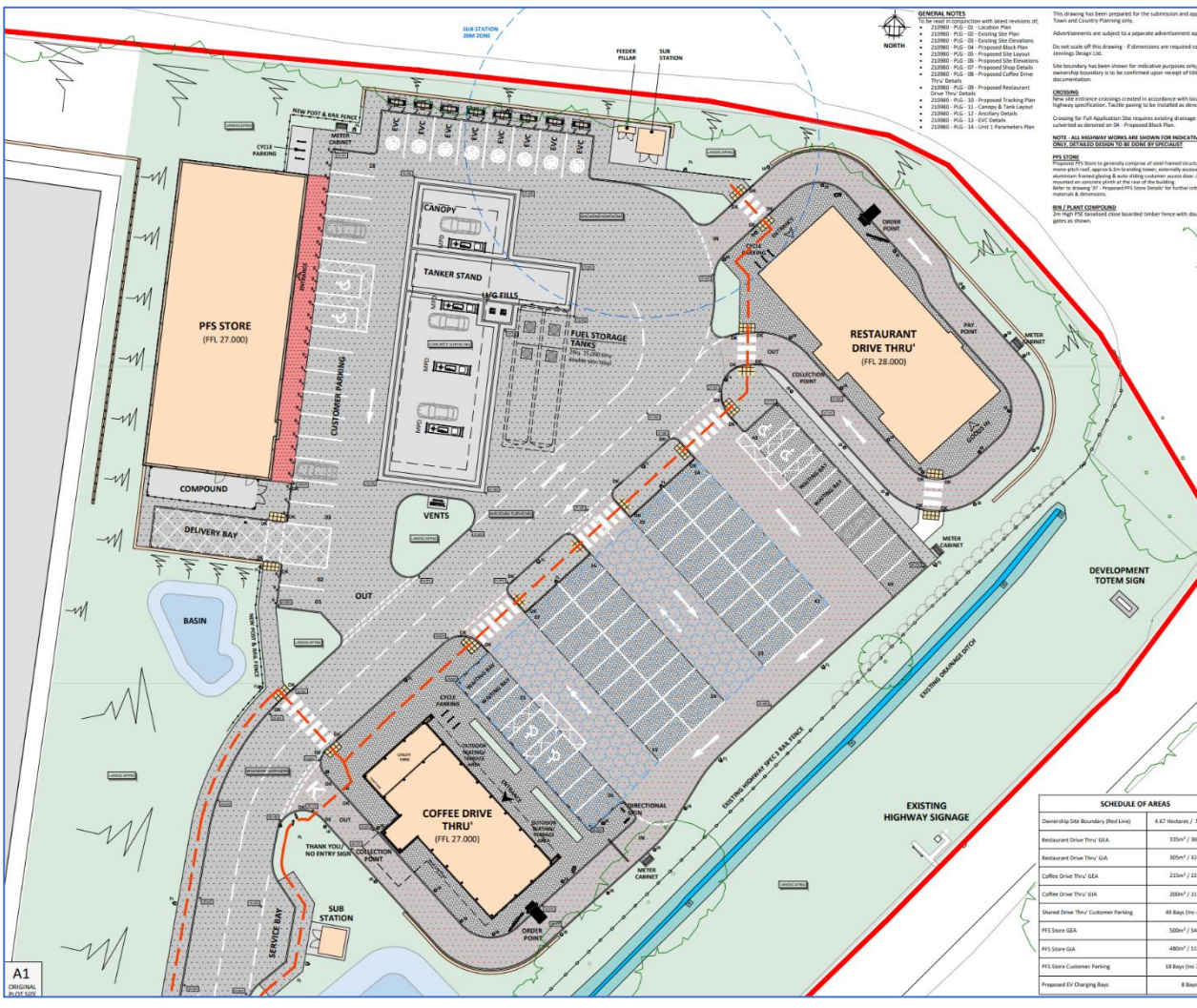
Rev	Date	Comments
1		PLANNING
PROPOSAL: Proposed Industrial Development		
SITE LOCATION: 80 CHIFFINCH Wayhouse Farm Industrial Estate Chesham, MK36 5JQ		
TITLE: EXISTING SET LAYOUT		

EG
Euro Garages

JENNINGS DESIGN LIMITED
Unit 8 Feast Field, Hemel Hempstead, Herts, MK44 7JH, UK
Tel: 01274 994422
E-mail: info@jenningsdesign.com

Drawn by: JAW Checked by: JAW
Date: May 2022 Scale: 1:500 @ A1
Plan No: 210200 - PLG - 02

SCALE: METRES 1:500



- GENERAL NOTES**
- This drawing has been prepared for the submission and approval under Town and Country Planning only.
 - Advertisements are subject to a separate advertisement application.
 - Site boundaries have been shown for indicative purposes only, meaning of ownership boundaries is to be confirmed upon receipt of title documentation.
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- CONCRETE**
- Site 100mm concrete coverings created in accordance with local authority highway specifications. Details pending to be provided as directed.
 - Crossing for Full Application Site requires existing drainage ditch to be diverted as shown on 04 - Proposed Block Plan.
- NOTE: ALL MATERIALS MUST BE SPECIFIED FOR INDICATIVE PURPOSES ONLY. ONLY MATERIALS TO BE USED BY SPECIFICALLY**
- PFS STORE**
- Proposed PFS Store is generally composed of steel framed structure with aluminium cladding. It will be constructed on a concrete slab on ground. All plans to be reviewed in accordance with the requirements of the Building Regulations.
- RESTAURANT DRIVE THRU**
- Proposed Restaurant Drive Thru is generally composed of steel framed structure with aluminium cladding. It will be constructed on a concrete slab on ground. All plans to be reviewed in accordance with the requirements of the Building Regulations.

SCHEDULE OF AREAS

Ownership Site Boundary (Red Line)	4.67 Hectares / 11.54 Acres
Restaurant Drive Thru GEA	325m ² / 3600m ²
Restaurant Drive Thru GEA	302m ² / 3380m ²
Coffee Drive Thru GEA	225m ² / 2530m ²
Coffee Drive Thru GEA	200m ² / 2150m ²
Shared Drive Thru Customer Parking	49 Bays (inc 4 50m)
PFS Store GEA	500m ² / 5400m ²
PFS Store GEA	480m ² / 5180m ²
PFS Store Customer Parking	18 Bays (inc 2 50m)
Proposed EV Charging Bays	8 Bays

A1 ORIGINAL BLOCK PLAN

[DM/2022/00848 Boverton House Bulwark Road](#)

Following a public consultation which we reported earlier in the year, a planning application has now been submitted, with some minor changes as compared with the original proposal, mainly to do with parking.

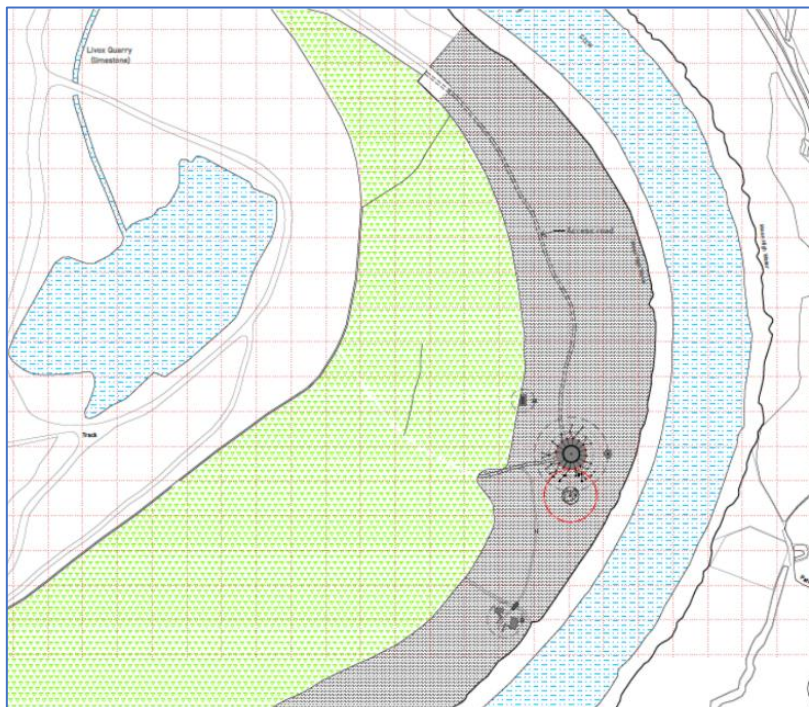
This application is for the conversion of the existing Boverton House into 6 flats, and the construction of an additional building with a further 9 apartments. The most recent documentation available on the planning portal relates to the statutory provision of affordable housing as part of this overall development.

[DM/2022/00845 Land Adjacent Livox Quarry Tintern Road St Arvans](#)

Temporary change of use and erection of an external film-making set, together with associated access track. This application was submitted in June but withdrawn shortly after. Pity as it sounded rather fun, there was some reference to Avalon in the plans, which gives a good clue as to what it would be about:

“The proposed development will facilitate the filming of a new TV series set in the 5th century. As with many previous productions, the production company’s experienced set designers will create a timber tower resembling a daub rendered Scottish ‘Broch’ and is surrounded by a radiating network of interconnecting timber posts and beams. Around the set will be a number of smaller associated temporary huts and features “.

It brings back recollections of Chepstow Castle’s role in early film making at the start of the 20th Century.



[DM/2022/01548 Crossway Green](#)

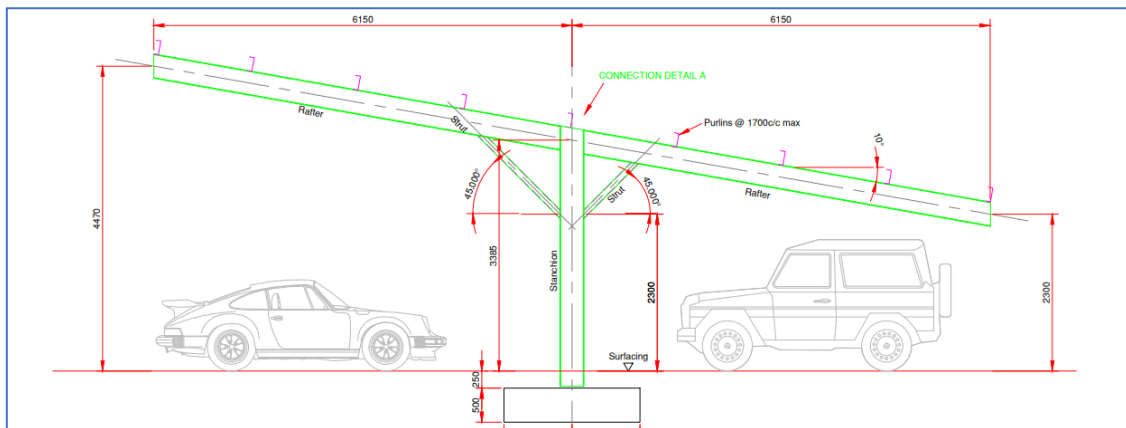
The triangle of land next to the roundabout at the old racecourse entrance and Piercefield Avenue. This involved tree cutting related to ash die back, and involved the closure of the Welsh Street for a few days. This work has now been completed.

[Wales Coastal Path at Mabey Bridge](#)

This is an update from Monmouthshire County Council regarding the Wales Coast Path at the Mabey Bridge redevelopment site: A through path is included on the various planning permissions to allow a link through from the waterfront and the start/finish of the WCP. However, the routing of the Wales Coast Path is a matter to be agreed with Natural Resources Wales as it’s a nationally promoted path, which has to meet national standards. Now that progress is being made on the development, those discussions with NRW will restart, in order to consider the possibilities. MCC will keep us informed of progress.

Chepstow School: Solar Car Port

A solar car port has been erected in the upper car park at Chepstow School. What a progressive development that makes excellent use of existing space with no other impact. The selection of car outlines for the section plan is amusing ..



DM/2018/01451: Cottages to the rear of the old Bridge Inn

These two new cottages are now substantially complete.





DM/2022/00225 Address Cedar Tiles 3 High Beech Lane

This house, constructed in what was part of the neighbouring garden, is now largely completed.



DM/2020/01342 Territorial Army Cadet Centre Lower Church Street

These three town house/ cottages on the site of the old Air Cadet site are progressing, with some interesting features to the front.



Other items

Two houses in Moor Street that have had their facades renovated and a third which has gone through significant renovation. Great to see such improvements in the town.



And of course, the renovations to the exterior of the Council building by the town gate.



The state of Chepstow's town pavements has been a particular bugbear of mine. Good to see ongoing repairs and reinstatement. This was in Moor Street earlier this year.



It is sad to see that Costa Coffee is no more in Chepstow. It appears that it was a franchise and the business owners (Laurentia Capital Ltd.) have simply allowed the lease to lapse, so that the property has now been repossessed. It seems a poor way to shut down a business and a very poor reflection on the reputation of Costa Coffee.

Optical Fibre

The disruption to traffic in Bulwark and other parts of Chepstow over the past few weeks is mainly due to the installation of optical fibre for broadband. Yes, it has been annoying at times, but personally I cannot wait to have it installed!!



This was in Mounton Road on the 30th November.



This was on the junction of Bulwark and Old Bulwark Roads, also on the 30th. A major cabinet has been installed over the past few weeks. He was sending the fibre down the duct to the Telephone Exchange in Station Road. No more of the pulling it in with a draw rope, it is being blown down with air pumped out of the small yellow unit in front of the operator. There are over 70 fibres in this small cable, and it will be used to link in the whole of Bulwark.