

## Chepstow Society – Town Planning Roundup for November 22 – April 23

Simon Maddison, 14<sup>th</sup> April 2023

### 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 and was approved on 28/2/23. Also, the current Lidl site is still up for sale:

<https://www.loopnet.co.uk/Listing/Bulwark-Rd-Chepstow/25671698/>

### 37, 38 & 39 Lower Church Street



Number 38 was badly damaged by an explosion and fire a couple of years ago, and was sold by auction on 6<sup>th</sup> July 2022. The house is still a wreck with nothing happening. However, work has started on 39 next door (one the left in the photo) to do renovation, but no planning application has been put in.

Number 37, to the right, has made an application to replace the rear extension roof, damaged by the explosion, approved as of 25/11/21. This work has not 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 been approved, 17/08/22, and work has

started, as can be seen. The rear part of the site seems to have been cleared.

### [DM/2022/01681 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. An original application was withdrawn, and a reapplication made which has now been approved as of 31/1/23.

### [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. This was approved on 12/10/22. It is an encouraging part of a trend to create more housing in the centre of the town.

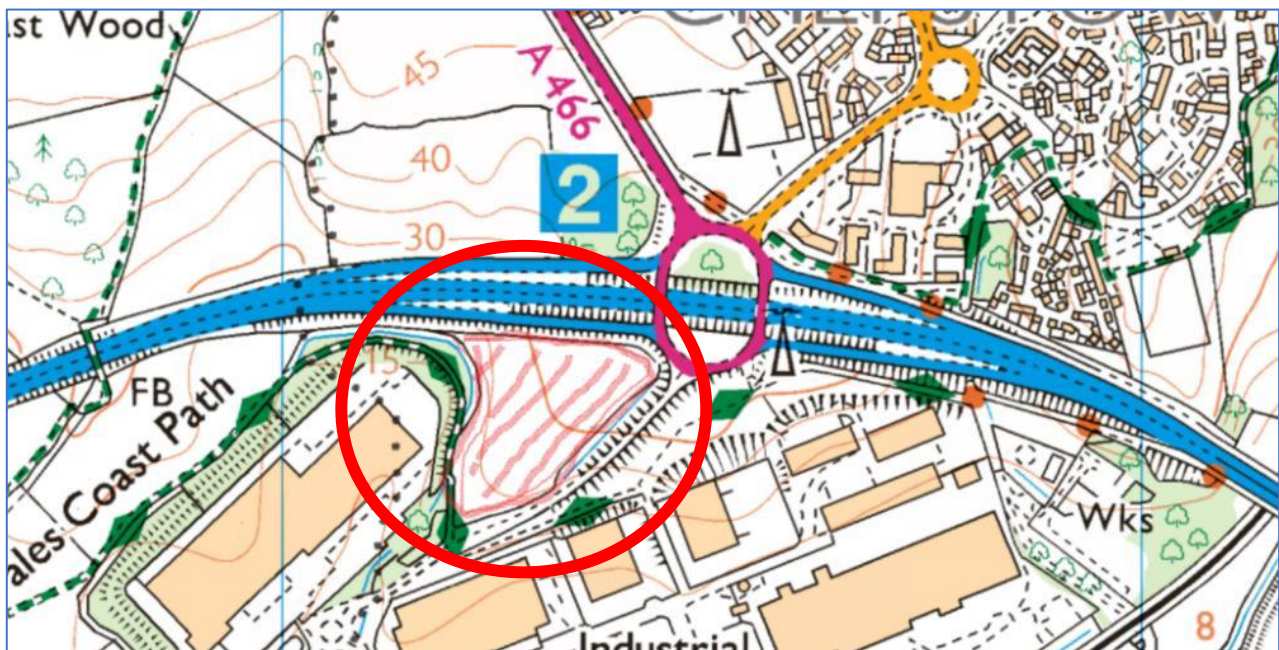
### [DM/2022/00956 Land North West Of Hardwick Cottage Hardwick Hill](#)

This plan, for a block of four apartments on the sloping site just to the east of Hardwick Hill and accessed off the A48 has been refused on the basis of the difficulty of accessing the site from the main road, and the lines of site to enter and leave. This is a highways decision.

### [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, which closed last August.



The application is still pending with issues relating to the landscaping, the coastal footpath and the design of the road junctions to account for the likely levels of traffic entering and exiting the industrial estate from the M48 roundabout.

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

Following a public consultation which we reported earlier last 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. A further revised set of plans and details of landscaping have now been submitted with some comments from heritage and landscaping. It is not clear what the

situation is with respect to the statutory provision of social housing, which was discussed in a document dated October 2022.

#### Chepstow School: Solar Car Port

This interesting development is still surrounded by scaffolding. It seems the structure is there, but the solar panels are not.

#### 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 completed.

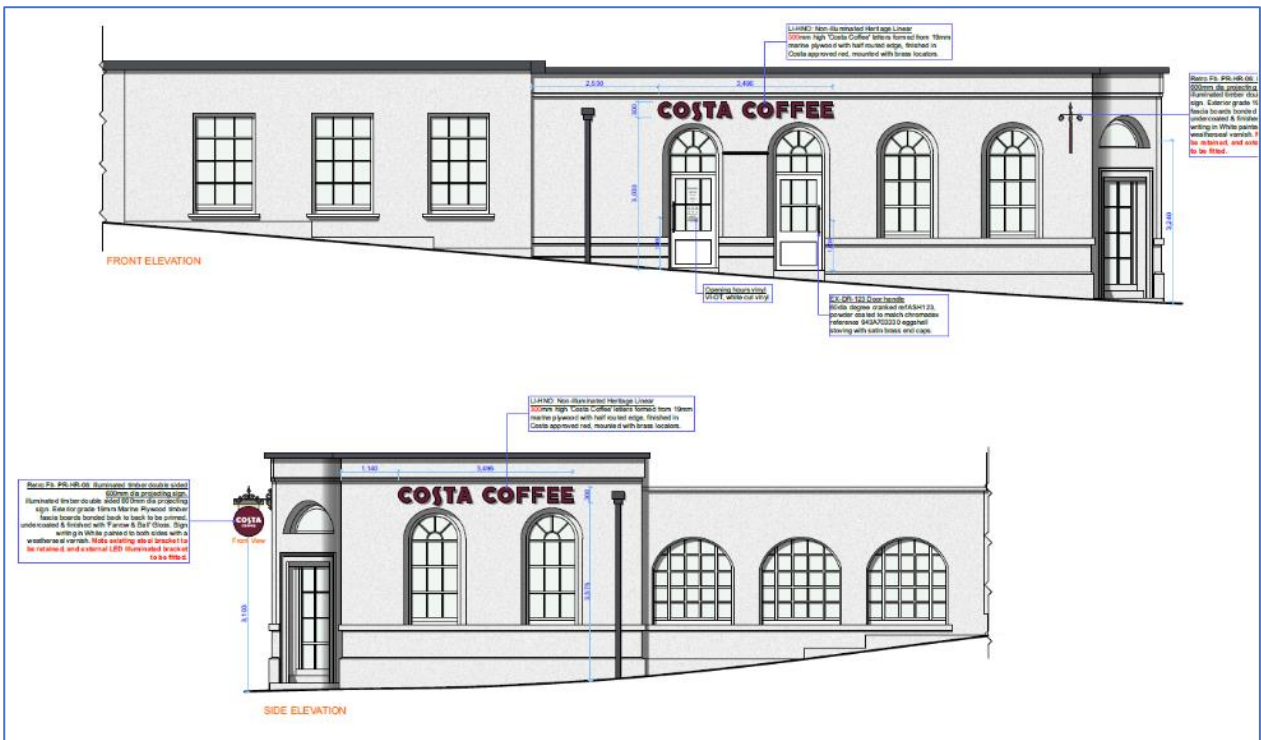
#### DM/2020/01342 Territorial Army Cadet Centre Lower Church Street

These three town house/ cottages on the site of the old Air Cadet site do not seem to be progressing at the moment.



#### DM/2022/01812,3,4: 24-25 High Street. Costa Coffee

As many have been aware, Costa Coffee is taking over the old Lloyds Bank, most recently the Select clothing store at 24/25 Bank Street. This will be significantly larger than the old place.



Fully detailed plans have been submitted and were approved on 24<sup>th</sup> February. This covers Change of Use, minor alterations and the signage. It seems that the company (a franchise) is the same as the one that previously operated in Chepstow.

It is good to see that the old building on Beaufort Square is now being smartened up and prepared for repainting. At least the shop front is.



## DM/2023/00175 The Boat Inn, The Back, Chepstow

This relates to the retention of a 9M x 12M open air canopy/marquee which was installed during autumn of 2020 in conformity with the then Covid pandemic operating requirements applicable to pubs and restaurants. This application is pending and has generated a huge amount of discussion and debate in social media, as well as on the planning website. There are currently 273 documents associate with the application. Given this volume of documents, I have only looked at a selection of them. The Boat Inn wishes



to continue to use this area which is an attractive feature for the pub in good weather. There is very strong objection from the Chepstow and District Yacht Club that it will prevent access to the pontoons for boat users and for periodic maintenance.

It would appear that the land is actually owned by MCC, and it is very unclear what formal agreements are in place for its use either by the pub or by the yacht club. Or indeed what leases or contractual arrangements exist for use of the land. It is therefore perhaps less of an issue with regard to planning than for MCC as landlord to formally agree with these users as to how to satisfy these competing demands for use of the space.



## Library Place

Library Place, the shopping arcade in Chepstow town centre is being advertised for sale online. Note that this does NOT include the Lloyds Bank premises. It is not clear how this might affect the existing businesses there.



## Tidenham Quarry

Following the closure of the National Diving Centre at the Tidenham Quarry, and the possible move to the Livox quarry site, there now appear to be interesting plans for the old site. The site has been acquired by Dayhouse holdings, and the covering letter for the planning application states:

“The acquisition is to facilitate marine engineering uses around technologies and equipment to be developed that will improve the understanding and preservation of the planet’s deep-water environments. The quarry provides the ability to test various equipment due to its range of water depths.”

<https://www.theforester.co.uk/news/plans-submitted-for-underwater-research-at-tidenham-quarry-607138>



## Buildings in town



Work on converting and renovating the old Nat West building on Beaufort Square continues. I noted earlier the provision of living accommodation in the centre of town and this is another encouraging example.

Work on the conversion of the old Herbert Lewis building in the High Street continues, with work to convert the upper floors into flats. There is some activity around the back where new modern cottages are to be built, but progress sadly seems to be very slow. But this is another case of much needed accommodation being constructed in the middle of town. What with Costa Coffee coming back as well, it hopefully will all bring new energy to the centre of town





The two cottages behind the estate agents in 11 Bank street are progressing well and nearing completion. There is an alley way that runs through number 11, and they are off this. There are a couple of interesting details of the old building on the other side of the alleyway.

### Businesses

The Five Alls lease is up for sale. I hope this is going to keep going, as we are losing pubs fast in town. And St Mary's Street, our bastion of retail, is also losing shops, with this one up for sale for example, and the Asian restaurant which has been there for ever (in one incarnation or another) now also closed.





### Other

The fencing at the lookout point in Roding Wood has been repaired at long last having been vandalised at least a couple of years ago. And manhole cover that was dug in Piggies Hill last year to lay optical fibre as part of the electricity network control system has also been made good and tidied up.





There were some super high tides last month, and the meadows by the river at Castleford were flooded, as they were at Beachley. I caught the Beachley flood from Piggies Hill, and the Castleford view from the Alcove.

I have also caught some views of the Dockyard developments, firstly from near Tallard's Marsh on the other side of the river, as well as from the coast path behind the Industrial Estate in Bulwark. This latter view is rather obscured once the foliage comes out.

I also include a picture of the Fairfield Mabey site taken from the bridge looking north. This is obscured by the hoardings that surround the site from Lower Church Street. It seems that piling work has started in this location.



There have been improvements to the houses on Steep Street that back onto Mount Pleasant. It is good to



see the run down properties being renovated. Also, with the removal of a row of leylandi, this fine terrace can now be appreciated from the main road.

### Cycling in Town

I caught this group of intrepid cyclists making their way up the hill past Tesco and following the designated national cycling route 42. Wisely, in my view, they were cycling on the wide pavement. This is a busy road with a lot of traffic travelling too fast and is hazardous to say the least, especially by bike.



They turned into Garden City Way. As I was walking that way I thought I would look out for the signs. They are there, but I challenge you to spot them especially when you are cycling along.





The route is shown on the map below. Bit of a map reading exercise I'd say. Remember Maps? At least the signage could be improved and say make it as good as for the coastal path.



## Optical Fibre

Yes, optical fibre continues to be rolled out in the town. I take the opportunity to peek into the cabinets whenever work is going on. The core of each fibre is about the thickness of a human hair, so cable management is much more delicate and intricate than for the old copper pairs, not surprisingly, and there are a stack of joints and terminations in the cabinet below.

Incidentally, I have spoken to Openreach who are apparently also rolling out fibre in the town but presumably using existing ducts rather than digging up the road for new ones. So, we should very soon have a choice between BT and Ogi.

