

Pwyllgor Cynllunio, Trwyddedu Tacsis a Hawliau Tramwy

Man Cyfarfod
Hybrid meeting - Zoom - County Hall

Dyddiad y Cyfarfod
Dydd Iau, 18 Awst 2022

Amser y Cyfarfod
10.00 am

I gael rhagor o wybodaeth cysylltwch â
Carol Johnson
01597826206
carol.johnson@powys.gov.uk



Neuadd Y Sir
Llandrindod
Powys
LD1 5LG

Dyddiad Cyhoeddi

Mae croeso i'r rhai sy'n cymryd rhan ddefnyddio'r Gymraeg. Os hoffech chi siarad Cymraeg yn y cyfarfod, gofynnwn i chi roi gwybod i ni erbyn hanner dydd ddau ddiwrnod cyn y cyfarfod

AGENDA

1.	YMDDIHEURIADAU
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Derbyn ymddiheuriadau am absenoldeb.

2.	COFNODION Y CYFARFOD BLAEOROL
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Awdurdodi'r Cadeirydd i lofnodi cofnodion cyfarfod blaenorol y Pwyllgor a gynhaliwyd ar 7 Gorffennaf 2022 fel cofnod cywir.

(Tudalennau 1 - 4)

Cynllunio

3.	DATGANIADAU O FUDD.
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(a) Derbyn unrhyw ddatganiadau o fudd gan aelodau mewn perthynas ag eitemau sydd i'w hystyried ar yr agenda.

(b) Derbyn ceisiadau gan aelodau i gofnodi eu haelodaeth ar gynghorau tref neu gymuned lle cafwyd trafodaeth ar faterion sydd i'w trafod gan y Pwyllgor hwn.

(c) Derbyn datganiadau gan Aelodau'r Pwyllgor y byddant yn gweithredu fel 'Cynrychiolydd Lleol' mewn perthynas â chais unigol sy'n cael ei ystyried gan y Pwyllgor.

(d) Nodi manylion aelodau'r Cyngor Sir (sydd ddim yn aelodau'r Pwyllgor) a fydd yn gweithredu fel 'Cynrychiolydd Lleol' o ran cais unigol sy'n cael ei ystyried gan y Pwyllgor.

4.	CEISIADAU CYNLLUNIO I'W HYSTYRIED GAN Y PWYLLGOR.
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Ystyried adroddiadau'r Pennaeth Eiddo, Cynllunio a Diogelu'r Cyhoedd a gwneud unrhyw benderfyniadau angenrheidiol.

(Tudalennau 5 - 6)

4.1. Diweddariadau

Bydd unrhyw ddiweddariadau'n cael eu hychwanegu at yr Agenda fel Pecyn Atodol lle'n bosibl, cyn y cyfarfod.

4.2. 22/1288/DEM Croesawdy, Ffordd Newydd, Y Drenewydd, SY16 1AS

(Tudalennau 7 - 18)

5.	PENDERFYNIADAU'R PENNAETH EIDDO, CYNLLUNIO A DIOGELU'R CYHOEDD AR GEISIADAU A DDIRPRWYWD.
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Derbyn er gwybodaeth, rhestr o benderfyniadau a wnaed gan y Pennaeth Eiddo, Cynllunio a Diogelu'r Cyhoedd dan bwerau dirprwyedig.

(Tudalennau 19 - 50)

Hawliau Tramwy

6.	DATGANIADAU O FUDD.
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Derbyn unrhyw ddatganiadau o fudd gan Aelodau o ran yr eitemau canlynol ar yr agenda.

7.	20-001VG – CAIS I GOFRESTRU MAES Y DREF NEU BENTREF AR DIR
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	YM MRONLLYS – DULL O BENDERFYNU AR Y CAIS.
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Ystyried yr adroddiad.

(Tudalennau 51 - 54)

8.	21-001VG – CAIS I GOFRESTRU MAES Y DREF NEU BENTREF NEWYDD AR DIR YN ISATYN, CYMUNED YR YSTOG.
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(Tudalennau 55 - 104)

Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT HYBRID MEETING - ZOOM - COUNTY HALL ON THURSDAY, 7 JULY 2022

PRESENT

County Councillor K Lewis (Chair)

County Councillors G D Jones, T Colbert, A Davies, L George, H Hulme, A Jones, G E Jones, C Kenyon-Wade, I McIntosh, G Morgan, G Pugh, E Roderick, R G Thomas, E Vaughan, J Wilkinson and D H Williams

1.	APOLOGIES
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Apologies for absence were received from County Councillor P James.

2.	MINUTES
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The Chair was authorised to sign as a correct record the minutes of the meetings held on 28 April and 16 June 2022.

Planning

3.	DECLARATIONS OF INTEREST
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- (a) County Councillor Elwyn Vaughan declared an interest in application P/20/2130 FUL because he was a colleague of the applicant.
- (b) The Committee noted that no Member requested that a record be made of their membership of a Community Council where discussion had taken place of matters for the consideration of this Committee.
- (c) The Committee noted that no Member (who is a member of the Committee) would be acting as 'local representative' in respect of any application on the agenda.
- (d) The Committee noted that no Member (who is not a member of the Committee) would be speaking as the 'local representative' in respect of any application on the agenda.

4.	PLANNING APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE
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The Committee considered the report of the Head of Property, Planning and Public Protection (copies filed with the signed minutes).

4.1 Updates

The Members confirmed that they had received and had time to read the update circulated the previous day and prior to the meeting.

4.2 20/2130/FUL Newbridge Farm, Meifod, Powys SY22 6HS

Grid Ref: E: 312778 N: 310605

Valid Date: 03/02/21

Community Council: Llangyniew Community Council

Applicant: J & E Williams

Location: Newbridge Farm, Meifod, Powys, SY22 6HS

Proposal: Installation of earth banked slurry lagoon and associated works

Application Type: Full application

Mr Marc Jones and Mrs Christine Gray spoke against the application.
Mr Gary Owen spoke on behalf of the applicant.

The committee noted that Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 required all slurry stores to comply with the relevant requirements by the 1 August 2024. Members asked about an overhead powerline and were advised that the applicant would need to contact the power company to see if it needed to be moved. The Highways Officer confirmed that the hedgerows were in the applicant's control and that the visibility splay was achievable.

It was moved and duly seconded to approve the application as recommended by the officer.

RESOLVED:	Reason for decision:
that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes.	As officer's recommendation as set out in the report which is filed with the signed minutes.

4.3 22/0564/FUL Spar Stores, 1 Irfon Terrace, Llanwrtyd Wells LD5 4RB

Grid Ref: E: 287914 N: 246708

Valid Date: 14/04/22

Community Council: Llanwrtyd Wells Town Council

Applicant: Mr Didar Singh

Location: Spar Stores, 1 Irfon Terrace, Llanwrtyd Wells, LD5 4RB

Proposal: Continuation of siting of a hot takeaway food trailer (following conditional approval 18/0778/FUL)

Tudalen 2

Application Type: Full application

Councillor Tim Van-Rees spoke against the application.
A statement from the applicant's agent was read out.

In response to a suggestion that there should be an additional condition to make the signage bilingual, the Committee was advised that with the existing policy DM12 this could not be made a condition, but that the applicant could be encouraged to do so in the notification. Officers accepted that the existing Welsh language policy in the LDP needed to be reviewed.

It was moved and duly seconded to approve the application as recommended by the officer.

RESOLVED:	Reason for decision:
that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes.	As officer's recommendation as set out in the report which is filed with the signed minutes.

4.4 22/0510/FUL Nant Hirwaun, Moelfre, Oswestry, Powys SY10 7QW

Grid Ref: E: 317874 N: 329184

Valid Date: 21/03/22

Community Council: Llansilin Community Council

Applicant: Mr B Davies

Location: Nant Hirwaun, Moelfre, Oswestry, Powys, SY10 7QW

Proposal: Barn Conversion to a residential holiday unit and associated works

Application Type: Full application

County Councillor Elwyn Vaughan declared an interest in this item and left the meeting.

The Principal Solicitor confirmed that he had looked at the planning file as required by the Planning Protocol on applications by Councillors and that the application had been processed normally.

It was moved and duly seconded to approve the application as recommended by the officer.

RESOLVED:	Reason for decision:
that the application be granted	As officer's recommendation as

consent, subject to the conditions set out in the report which is filed with the signed minutes.

set out in the report which is filed with the signed minutes.

5. DECISIONS OF THE HEAD OF PROPERTY, PLANNING AND PUBLIC PROTECTION ON DELEGATED APPLICATIONS

The Committee received for information a list of decisions made by the Head of Property, Planning and Public Protection during the period between 9 June 2022 and 30 June 2022.

6. APPEAL DECISION

There were no appeal decisions to report.

Taxi and other licensing

7. MINUTES OF TAXI LICENSING SUB-COMMITTEES

The Chair was authorised to sign the minutes of the Taxi Review Panel held on 4 May 2022 as a correct record.

County Councillor K Lewis (Chair)

**Planning, Taxi Licensing and Rights of Way Committee
18th August 2022**

For the purpose of the Government (Access to Information) Act 1985, the background papers relating to each individual planning application constitute all the correspondence on the file as numbered in the left hand column.

Applications for consideration by Committee:

Application No:	Nature of Development:
Community:	Location of Development:
O.S. Grid Reference:	Applicant:
Date Received:	Recommendation of Head of Planning:

<p>22/1288/DEM</p> <p>Newtown and Llanllwchaiarn</p> <p>310849 291273</p> <p>28:07:2022</p>	<p>Demolition Notification: Demolition notification to include all properties, perimeter walls/fencing and any vegetations (including all gardens, shrubbery and trees)</p> <p>Croesawdy, New Road, Newtown SY16 1AS</p> <p>Mr Harry Bowen</p> <p>Recommendation:</p> <p>Prior Approval Required</p>
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Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

4.2

Planning, Taxi Committee Report



Licensing and Rights of Way

Application Number: 22/1288/DEM

Grid Ref: E: 310849
N: 291273

Community Council: Newtown and
Llanllwchaern

Valid Date: 28.07.2022

Applicant: Mr Harry Bowen

Location: Croesawdy, New Road, Newtown, SY16 1AS

Proposal: Demolition notification to include all properties, outbuildings, perimeter walls/fencing and any vegetations (including all gardens, shrubbery and trees)

Application Type: Demolition Notification

The reason for Committee determination

This notification has been called-in to Committee by the Local Member.

Consultee Responses

Consultee

Received

Town Council

No comments received at the time of writing this report.

Ward Councillor

4th Aug 2022

I would like to call this application in for the planning committee to make the decision please

This building is a huge part of Newtown history. Newtown has lost many of its historic buildings over the years and with the recent collapse and demolition of the chapel people's feelings are running high and want to see the history of the town persevered

The building is full character and is an important part of Newtown for the last 140 years

The town is in an uproar over the removal of this building and as such it needs to be called in as it would be a big loss to the history town and the area and how the town will look.

There are serious concerns regarding bats and residents in the near by location are worried about the site being redeveloped and looking like square boxes with no character.

PCC-Building Control

3rd Aug 2022

Please be aware that a Demolition Notice will need to be submitted to Building Control prior to commencement.

PCC-Ecologist

No comments received at the time of writing this report.

Environmental Protection

10th Aug 2022

Re: Demolition notification to include all properties, outbuildings, perimeter walls/fencing and any vegetations (including all gardens, shrubbery and trees). Location: Croesawdy , New Road, Newtown SY16 1AS.

I have no objection to the application, subject to the following conditions, detailed below.

Demolition-phase noise control

Due to the residential nature of the setting, Environmental Protection would recommend that measures are in place to control the level of noise disturbance to neighbouring properties during the demolition phase of the development.

This department would recommend that the demolition-period working hours and delivery times be restricted as follows:

“All works and ancillary operations which are audible at the site boundary shall be carried out only between the following hours:

0800-1800 hrs Monday to Friday

0800-1300 hrs Saturday

At no time on Sundays and Bank Holidays

Deliveries to and removal of plant, equipment, machinery and waste from the site must also

only take place within the permitted hours detailed above.”

Dust control

Environmental Protection would recommend that measures are in place to control the emission of dust from the site during the demolition phase of the development. This department would recommend the following condition:

“Prior to the commencement of demolition work, a dust management plan shall be submitted to, and approved by, the local planning authority. All demolition work shall proceed in accordance with the measures specified in the approved plan.”

Without these controls on noise and dust emissions from the site, I would need to object to the application.

PCC-Rights Of Way Senior Manager

3rd Aug 2022

Countryside services do not wish to comment on this application at this time.

Natural Resources Wales (Mid Wales) DPAS

8th Aug 2022

BWRIAD / PROPOSAL: Demolition notification to include all properties, outbuildings, perimeter walls/fencing and any vegetations (including all gardens, shrubbery and trees).

LLEOLIAD / LOCATION: Croesawdy, New Road, Newtown SY16 1AS

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales (NRW) about the above, which we received on 02/08/2022.

We have no objection to the proposed development as submitted and provide the following advice:

Protected Species

We note the Ecological Appraisal (Reference: EA 22-06 158.3, By Greenscape Environmental, dated 26/07/2022) confirmed that there were no bats using the building to roost and the tree provided negligible roosting potential for bats. No protected species were observed to be using the site therefore we consider that in respect of Protected Species, the report is satisfactory to inform the planning determination and, therefore, we have no further comment to provide.

Pollution Prevention

All works at the site must be carried out in accordance with GPP5 and PPG6: 'Works and maintenance in or near water' and 'Working at construction and demolition sites' which are available on the following website: <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Other Matters:

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our website <https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/our-role-in-planning-and-development/our-role-in-planning-and-development/?lang=en> We have not considered potential effects on other matters and do not *rule out the potential for the proposed development to affect other interests*.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website <https://naturalresources.wales/permits-and-permissions/?lang=en> for further details.

If you have any queries on the above, please do not hesitate to contact us.

PCC- Built Heritage Officer

5th Aug 2022

Designation

The property is to be inspected by Cadw to consider for listing on the 17th August.

It is adjacent to Grade II listed St Davids Church (Cadw id; 8143)

Architectural overview

Croesawdy is proposed for demolition. It is a large Victorian house, built between 1880 and 1881 as Bod Forgan by the owner of the Severn Valley Mills, Mr Samuel Morgan. The property was built by Edward William, designed by Architects, Jones and Parke. Jones and Parke also designed the prominent Italianate mansion, Plas y Bryn.

The property is large and imposing, a villa with tower to one side. It is built in the vernacular half-timber style with strong influences of the *Aesthetic Movement*.

On closer inspection, the high quality of the work is apparent. The building sports carved fascia boards, moulded corbels, moulded rafters, and real timber framework rather than false.

The ground floor is of soft red brick in Flemish bond with a square projecting bay in

sandstone. Sandstone details include Gothic lancet tracery to the door and bay window, also a string course between the brick and timber framed elements, this is corbelled in under a drip-lipped torus moulding.

The upper floor presents several decorative timber-framed gables, more than are strictly necessary, in a way that is to impress. The roof is of hand made red clay tiles, in alternating courses of three rows, square and then rounded.

The house is fenestrated with original casements, the vast majority containing very good examples of aesthetic movement glass.

There is a plinth course of dressed blue stone.

Interior, not inspected but photographs show carved wooden panelling in the aesthetic style, archways with inset Milton tiles picturing classical figures. documentary evidence suggests mosaic floor to hallway

The house is the last connection to Severn Valley Mills, which dominated the area to the South West of the building and had a major impact on the development of Newtown and its textile history.

Comment

The property is a prominent feature of the street entering into Newtown via New Road. It is an example of high-end Victorian design, of the Aesthetic movement. It is integral to the history and development of Newtown in the late 19th century.

Cadw have had a formal request to list the property, and will make a visit to inspect the building on the 17th August. It is therefore suggested that the committee defer their decision to allow for this to take place.

Recommendation

Defer decision to after the date of the Cadw inspection.

Representations

A site notice was displayed on 28th July 2022. At the time of writing this report 15 public representations have been received by the Local Planning Authority. These objections relate to the following:

- Heritage value of the property / historical importance
- Future re-development of the site

- “Local Council’s” processing
- Applicant’s decision to propose demolition under the GPDO, rather than as part of a redevelopment planning application.
- Potential for conversion to alternative uses
- Good condition of the building
- Climate change
- Parking issues
- Location of the site notice

Planning History

App Ref	Description	Decision	Date
P/2016/0084	Erection of garage	Consent	18th Mar 2016

Principal Planning Constraints

Surface Water and Small Watercourses Flood Zone 2
 LDP Development Boundaries
 LDP Retail Core Area

Principal Planning Policies

Town and Country Planning General Permitted Development Order Schedule 2, Part 31
 Class 1995 – Demolition of Buildings

Other Legislative Considerations

Crime and Disorder Act 1998
 Equality Act 2010
 Planning (Wales) Act 2015 (Welsh language)
 Wellbeing of Future Generations (Wales) Act 2015
 Marine and Coastal Access Act 2009

Officer Appraisal

Site Location and Description

The application site is located within the Town Council and development boundary area of Newtown. Newtown is identified as a town by the Powys Local Development Plan (2018). The site is located on a corner plot between the A4811, known as New Road, and the U4217, known as Ffordd Croesawdy.

This demolition notification has been submitted by the applicant in line with the

requirements of the Town and Country Planning General Permitted Development Order Schedule 2, Part 31 Class 1995 – Demolition of Buildings. The notification is solely in relation to the demolition of the property known as Croesawdy and associated features such as all outbuildings and perimeter walls/fencing.

It is understood that the site will be redeveloped under a separate planning application which will be made at a later date.

Principle of Development

Part 31, Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 permits the demolition of a building providing that the developer applies to the Local Planning Authority for a determination as to whether the prior approval of the Authority will be required with respect to the method of demolition and any proposed restoration of the site.

In instances where the Local Planning Authority consider that additional information is required in respect of the above, they are required to confirm to the applicant that prior approval will be required. Where the information submitted is acceptable, the Local Planning Authority will confirm that prior approval is not required and therefore permits the developer to exercise permitted development rights under Class A as above. In every instance, consideration must be limited to the method of demolition and proposed site restoration. It is not for the Local Planning Authority to consider the general acceptability of the proposal or the loss of a specific structure/building.

As the demolition is not considered to be urgently necessary the development must apply to the local planning authority for a determination as to whether its prior approval is required.

A notice of the proposed demolition works has been displayed in accordance sub paragraph A2 (b)(iii) of Part 31 of Schedule 2 of the GPDO, at the site by the applicant on the 28th July 2022, which will expire on the 18th August 2022.

This demolition notification seeks to demolish a large Victorian property which measures approximately 28 metres x 21 metres at its furthest points, together with outbuildings associated with the property and the boundary walls/fences.

The notification is accompanied by a method statement which details the schedule of works and the method of demolition. Whilst the method statement does make some reference to dust and noise, these are in the context of protecting workers from the harms of such. No details have been provided in terms of how the impacts of noise, dust and vibrations will be mitigated and controlled in terms of protecting neighbouring properties.

Environmental Protection have been consulted on the notification and have confirmed that they require further information in terms of operating hours and a dust management plan, and that without this information being able to be conditioned, they would object to

the development. Under the Demolition Notification process, the Local Planning Authority are not able to attach conditions unless the notification is determined as requiring prior approval.

The Welsh Governments Condition Circular confirms that hours of construction are governed under other legislation (The Control of Pollution Act 1974 and Environmental Protection Act 1990) and as such, conditions are not always necessary unless the aim is to place tighter restrictions on construction than those that already exist. The submission does not confirm what hours of operation are proposed, and therefore it is considered that further information in this regard is required.

Due to this, it is considered that prior approval is therefore required to assess any impact that the proposed demolition would have upon neighbouring properties in terms of the method of demolition, specifically the impacts from noise and dust.

In terms of the restoration of the site, in the long term it is proposed that the site will be redeveloped with a scheme that will be subject to a separate planning application. In the short term, the submitted method statement confirms that the site will be backfilled and rolled, however the material to be used for this has not been confirmed.

It is therefore considered that further information in respect of the restoration of the site following demolition is required.

Biodiversity

The notification was also accompanied by an Ecological Appraisal by Greenscape Environmental dated 26th July 2022. The Powys Ecologist and Natural Resources Wales (NRW) have been consulted on the notification. No comments have been received from the Powys Ecologist at the time of writing this report.

NRW note that the Ecological Appraisal submitted in support of the notification confirmed that there were no bats using the building to roost and that the tree provided negligible roosting potential for bats. No protected species were observed to be using the site therefore NRW consider that, in respect of Protected Species, the report is satisfactory to inform the planning determination. NRW have confirmed that they do not have any objection to the proposal.

Built Heritage

Several public objections relate to the heritage value of the property. As detailed above, consideration must be limited to the method of demolition and proposed site restoration. It is not for the Local Planning Authority (LPA) to consider the general acceptability of the proposal or the loss of a specific structure/building. Therefore, the LPA are therefore not able to consider any heritage value of a property that is proposed to be demolished under the Town and Country Planning General Permitted Development Order Schedule 2, Part 31 Class 1995 – Demolition of Buildings.

It is understood that a request has been made to Cadw to list the building, and that Cadw are due to inspect the property with the view to make a determination regarding whether or not the property is worthy of listing, however, currently the building is not a listed building. The property is also not within the Conservation Area.

Should Cadw decide to list the building, an application for Listed Building Consent would be required to be submitted if the applicant's wanted to continue with the proposed demolition. This application would have separate considerations.

RECOMMENDATION - Prior Approval Required

In light of the above, Officers consider further information is required to assess the proposal in respect of the method of demolition and restoration of the site. In light of the above and in accordance with Class A, it is considered that prior approval of the Local Planning Authority is required.

1. Further information is required to assess any impact that the proposed demolition would have upon neighbouring properties in terms of the method of demolition, specifically the impacts from noise and dust.
2. Further information is required in respect of the restoration of the site

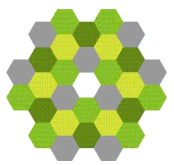
It is recommended that the determination of this notification be delegated to the Chair of this committee, to allow for the expiration of the site notice to occur.

Case Officer: Rhian Griffiths, Planner
Tel: 01597 827352 E-mail: rhian.griffiths@powys.gov.uk

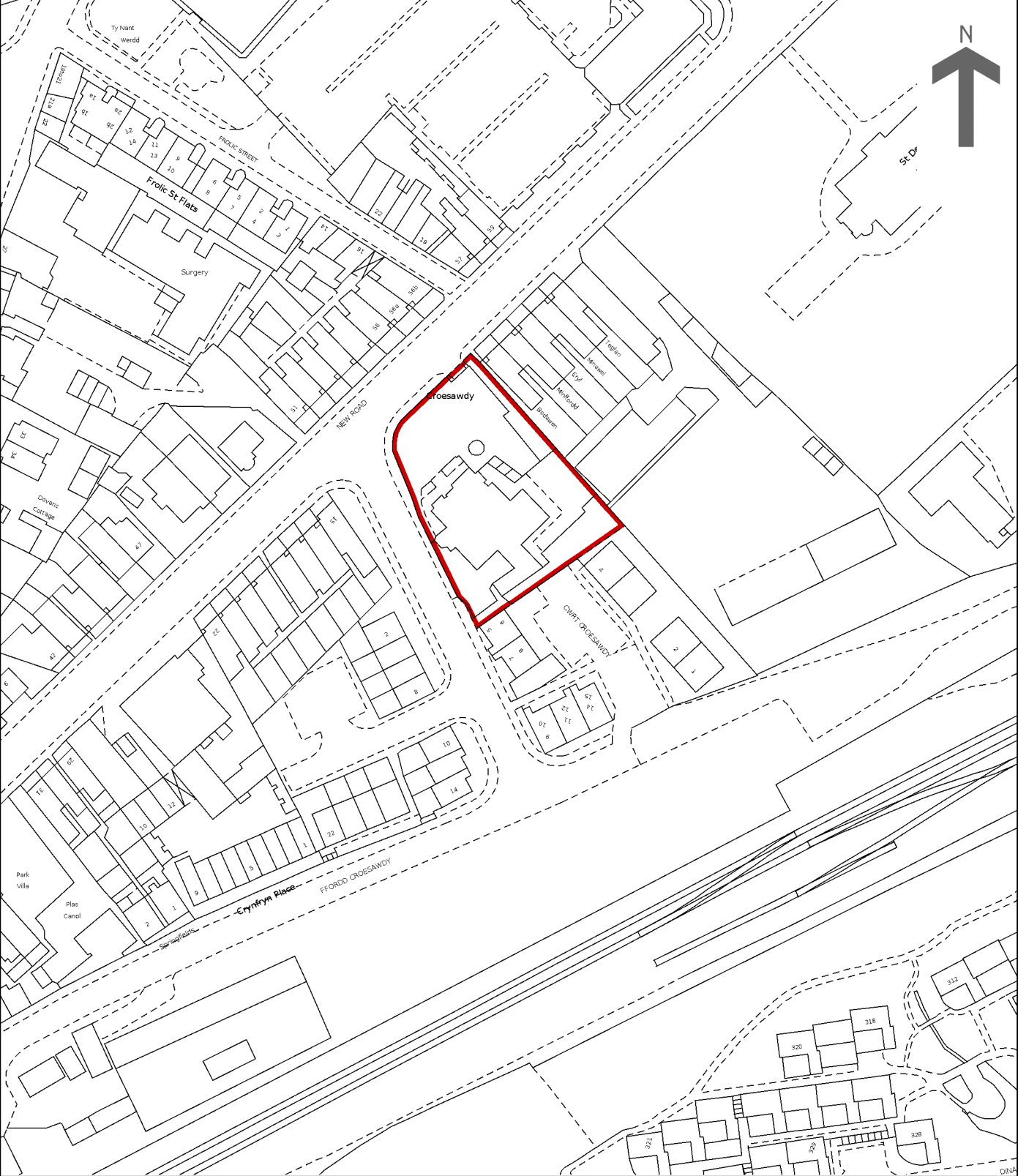
Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

HM Land Registry Current title plan

Title number **CYM130721**
Ordnance Survey map reference **SO1091SE**
Scale **1:1250**
Administrative area **Powys**



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Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol



Delegated List

159 Applications

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Parish Name	Decision	Date Application	Application No.	Application Type	Date Decision	Proposal	Location
Aberedw Community	Consent	17/09/2021	21/1613/HH	Householder	13/07/2022	Conversion of existing store/previous bat roost room to laundry room and ensuite, with the inclusion of two roof lights and new window.	Edw Cottage Aberedw Builth Wells Powys LD2 3UR
Aberhafesp Community	Approve	12/05/2022	22/0825/FUL	Full Application	09/08/2022	Siting of 2 no. holiday pods & replacement of existing static caravan with 1 no. holiday cabin, installation of 2 no. sewage treatment plants, improvements to existing access, access tracks and all associated works	Land South Of Bwlch Y Ffridd Bwlch-y-ffridd Newtown Powys SY16 3JN
Abermule And Llandyssil Community	Approve	19/04/2022	22/0667/DIS	Discharge of Condition	15/07/2022	Application to discharge conditions 3 and 4 from planning approval 21/1985/LBC in relation to detailed drawings and plans.	The Old Rectory, Coach House Cottage Llandyssil Montgomery SY15 6LQ
	Approve	20/06/2022	22/1133/DIS	Discharge of Condition	11/07/2022	Discharge of condition 4 of planning permission 21/1856/FUL in relation to level 3 building survey	Tenement Llandyssil Montgomery Powys SY15 6LR

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Banwy Community	Approve	28/04/2022	22/0338/FUL	Full Application	01/08/2022	Change of use of existing linked annexe to holiday let accommodation	Hendre Dyfnant Llanwddyn Oswestry SY10 0NL
Beguildy Community	Approve	11/03/2022	22/0432/FUL	Full Application	29/07/2022	Construction of timber pagoda for general use by the holiday visitors.	Llethrau Felindre Tref-y-clawdd Powys LD7 1YT
Tudalen 20	Approve	19/04/2022	22/0666/DIS	Discharge of Condition	22/07/2022	Discharge of conditions 7, 9 and 15,16,17,18 and 19 of planning permission 21/2233/FUL (landscaping, passing bay and contamination).	Cwm Bugail Beguildy Knighton LD7 1UG
Berriew Community	Approve	12/11/2021	21/2065/LBC	Listed Building Consent	12/07/2022	Conversion and extension of barn into ancillary living accommodation including demolition of part of an outbuilding	Tyn Y Coed Berriew Welshpool SY21 8QG
	Approve	22/03/2022	22/0404/FUL	Full Application	07/07/2022	Conversion of former agricultural building to dwelling house and alteration to existing access	Brunant Berriew Welshpool Powys SY21 8QY

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Bettws Community	Consent	27/05/2022	22/0856/DIS	Discharge of Condition	13/07/2022	Discharge of condition 3 of planning permission 21/1878/FUL (Drawing number 986/20/7 Blocking up existing access)	Tynybanadl Bettws Cedewain Newtown SY16 3LG
	Consent	13/06/2022	22/0999/DIS	Discharge of Condition	28/07/2022	Discharge of planning condition no's 11, 12 & 13 attached to planning approval 20/1294/FUL (detailed planting scheme; tree & hedgerow protection plan; biodiversity enhancement plan)	Llwyncoch Farm Bettws Cedewain Newtown SY16 3DX
Bronllys Community	Approve	09/05/2022	22/0716/HH	Householder	29/07/2022	Demolish existing garage and construct utility, workshop & carport extension	Mallory Church Road Llyswen Brecon LD3 0UU
	Approve	20/05/2022	22/0861/DIS	Discharge of Condition	13/07/2022	Application to discharge condition 8 from planning permission 21/2105/LBC in relation to timber repair statement	Pipton Farm Three Cocks Brecon LD3 0SH
	Consent	20/05/2022	22/0866/LBC	Listed Building Consent	27/07/2022	Rebuild of the west facing chimneys to the farmhouse.	Pipton Farm Three Cocks Brecon LD3 0SH

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Caersws Community	Approve	03/05/2022	22/0561/FUL	Full Application	03/08/2022	Erection of detached garage (retrospective)	Plot 1 Maes Y Cwm Llanwnnog Caersws Powys SY17 5JL
Tudalen 22	Approve	09/06/2022	22/0973/HH	Householder	02/08/2022	Erection of an extension, to include change of use of land to form additional residential curtilage	Hafod Carno Road Caersws Powys SY17 5EF
Carno Community Council	Approve	19/11/2020	20/1614/FUL	Full Application	19/07/2022	Construction of an access track across agricultural land for use by abnormal indivisible loads at land south of Pontdolgoch, Caersws, Powys and further modifications along public and private road from Carno Village to Carno III Wind Farm at land west of Carno, Powys	Land Near Caersws (grid Ref 301259 293178) And Carno (grid Ref 295013 296971) Powys
Castle Caereinion Community	Approve	02/12/2021	21/2193/OUT	Outline planning	13/07/2022	Outline: Proposed residential development comprising of two dwellings and all associated works	Michaels Meadow Cwm Lane Castle Caereinion SY21 9AR

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Tudalen 23	Churchstoke Community	Approve	24/02/2022	22/0319/LBC	Listed Building Consent	12/07/2022	Re-slating of roof and installation of insulation	Pentre Mill Pentre Churchstoke Powys SY15 6SU
		Approve	28/03/2022	22/0532/DIS	Discharge of Condition	26/07/2022	Discharge of conditions 6, 16, 17, 18, 19 and 20 from planning permission P/2016/1052 in relation to water drainage, passing bays, landscaping lighting and pollution management	Proposed New Dwelling Opposite Manor House Minsterley Shrewsbury Powys
		Approve	10/06/2022	22/0855/FUL	Full Application	13/07/2022	Installation of a Solar PV Array comprising two rows of ground mounted panels	Llanerch Farm Hyssington Montgomery Powys SY15 6DZ
		Approve	23/06/2022	22/0953/HH	Householder	29/07/2022	Erection of raised platform - retrospective	Padog Bach Churchstoke Montgomery SY15 6AF
	Clyro Community	Approve	13/05/2022	22/0836/DIS	Discharge of Condition	13/07/2022	Application to discharge condition 17 for planning permission 21/2118/FUL in relation to detailed landscaping scheme	Lower Noyadd Clyro Hereford Powys HR3 5JS

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	Approve	24/06/2022	22/1003/DIS	Discharge of Condition	09/08/2022	Discharge of condition 9 of planning permission 22/0354/FUL (Method Statement and Reasonable Avoidance Measures; Hazel Dormouse (BiOME Consulting, 13th June 2022))	Tymawr Brilley Whitney-On-Wye HR3 6HN
Dissert And Treced Community	Consent	17/03/2022	22/0463/REM	Removal or Variation of Condition	20/07/2022	Section 73 application to vary condition 1 attached planning permission P/2017/0060 in relation to commencement of development	Land Adjacent To A483 Hundred House Lane Howey Llandrindod Wells Powys LD1 5TP
Dwythwaen Community	Approve	11/03/2022	22/0386/FUL	Full Application	28/07/2022	Installation of a septic tank	Land West Of Cefn Bryn Cefn Coch Welshpool SY21 0AE
	Refused	12/02/2021	21/0322/OUT	Outline planning	28/07/2022	Construction of an agricultural worker's dwelling with garage, installation of septic tank drainage system and all associated works (resubmission of 19/0995/OUT)	Development At Argae Fields New Mills Newtown Powys SY16 3NG
Erwood Community	Approve	03/03/2020	20/0312/LBC	Listed Building Consent	14/07/2022	Conversion and change of use of barn(s) to dwelling to include part rebuilding and extension, installation of septic tank and associated works	Tregare, Barns At Tregare Gwenddwr Builth Wells LD2 3BZ

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	Consent	16/10/2019	19/1585/FUL	Full Application	15/07/2022	Installation of a wood chip biomass boiler system within an existing farm building (retrospective)	Gyrnos Gwenddwr Builth Wells Powys LD2 3HX
Felin-Fach Community	Approve	01/09/2021	21/1494/FUL	Full Application	05/08/2022	Creation of a sand school (60m x 20m) and parking for up to 10 cars	Golwg-Y-Mynydd Talachddu Brecon LD3 0UG
	Approve	05/05/2022	22/0794/HH	Householder	18/07/2022	Replace car-port with glasshouse. Internal link to existing outbuilding.	Penmaes Llanfilo Brecon LD3 0RE
	Approve	05/05/2022	22/0795/LBC	Listed Building Consent	18/07/2022	Replace car-port with glasshouse and internal link to existing outbuilding.	Penmaes Llanfilo Brecon LD3 0RE
	Consent	16/08/2021	21/1510/FUL	Full Application	08/08/2022	Conversion of agricultural barn into new sustainable 4 bedroom dwelling and installation of package treatment plant	Barn At Llwyncelyn Farm Llandefalle Brecon Powys LD3 0ND
	Consent	25/03/2022	22/0504/FUL	Full Application	02/08/2022	Siting of 8 holiday pods, erection of toilet/shower block and storage building together with installation of 2 sewage treatment plants and all associated works	Woodland Park Shooting Ground Talachddu Brecon LD3 9TH

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	Refused	30/06/2021	21/1081/FUL	Full Application	26/07/2022	Construction of a holiday lodge, installation of a sewage treatment plant and all associated works	Pantau Garthbrenegy Brecon LD3 9TE
Forden With Leighton & Trelystan Com	Approve	17/03/2022	22/0400/FUL	Full Application	08/08/2022	Erection of agricultural livestock building and all associated works	The Gaer Forden Welshpool Powys SY21 8NR
Tudale	Approve	16/05/2022	22/0844/FUL	Full Application	27/07/2022	Erection of an agricultural building for the storage of manure	Gwyns Barn Leighton Welshpool SY21 8LL
Gladestry Community	Approve	18/05/2022	22/0918/DIS	Discharge of Condition	13/07/2022	Discharge of condition 6 of planning permission 21/0776/HH (lighting design scheme)	The Gobe Gladestry Kington Powys HR5 3PW
	Approve	23/05/2022	22/0938/DIS	Discharge of Condition	13/07/2022	Discharge of part of condition 7 of planning permission 21/0776/HH (written scheme of investigation)	The Gobe Gladestry Kington Powys HR5 3PW
Glantwymyn Community	Approve	25/04/2022	22/0703/FUL	Full Application	20/07/2022	Erection of an agricultural building (covering existing slurry store)	Bryn Uchel Isaf Cwmllinau Machynlleth SY20 9PE

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	Approve	11/05/2022	22/0805/DIS	Discharge of Condition	29/07/2022	Discharge of condition 3 of planning permission 19/0541/FUL (Construction Transport Management Plan)	Solar Array Development On Mynydd Glandulas By Glandulas Mawr Farm Pantperthog Machynlleth Powys
	Refused	07/07/2022	22/1030/DIS	Discharge of Condition	05/08/2022	Discharge of Condition 6 of planning permission 21/1236/FUL (colour of static caravans)	Bryn Dyfi Cemais Machynlleth Powys SY20 9AA
Glasbury Community	Consent	01/06/2022	22/0937/TRE	Works to trees in Conservation Area	15/07/2022	Application for works to trees in a conservation area	Land Near B3450 Glasbury HR3 5NW
Glaswym Community	Approve	05/04/2022	22/0594/FUL	Full Application	29/07/2022	Demolition of existing farm buildings and erection of mixed-use steel frame buildings.	Fforest Farm Hundred House Llandrindod Wells LD1 5RT
Guilsfield Community	Consent	19/05/2022	22/0853/FUL	Full Application	08/08/2022	Siting of 2 no. shepherd huts for holiday use , installation of sewage treatment plant and all associated works	Land At Pentrego Farm Guilsfield Welshpool Powys SY21 9DG

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Gwernyfed
Community

Approve	26/01/2022	22/0073/FUL	Full Application	15/07/2022	Change of use of barn from former farm shop to a microbrewery and cidery with an ancillary - brewery/cidery shop and tap room/tasting room together with associated parking area	Lower Porthamel Talgarth LD3 0DL
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Approve	10/05/2022	22/0819/HH	Householder	06/07/2022	Single-storey extension to side elevation	The Old Stables Near The Old Rectory Glasbury Hereford Powys HR3 5NU
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Kerry
Community

Approve	26/06/2020	20/0765/FUL	Full Application	06/07/2022	Proposed erection of a Steel Portal Framed Building to House a Poultry Enterprise (BROILERS) together with installation of feed bins, highway access and all other associated works	Drefor Farm Kerry Newtown SY16 4PQ
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Approve	29/03/2022	22/0431/FUL	Full Application	13/07/2022	Change of use of land for the siting of a holiday lodge	Upper Penarran Kerry Newtown Powys SY16 4PW
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Approve	27/04/2022	22/0530/FUL	Full Application	07/07/2022	Erection of secure farm machinery storage building	Pike View Kerry Newtown SY16 4PW
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Tudston 29	Approve	06/05/2022	22/0675/FUL	Full Application	01/07/2022	The construction of a free standing observation tower, library and vault.	Cwm Weeg Dolfor Newtown SY16 4AT
	Approve	30/05/2022	22/0916/DIS	Discharge of Condition	11/07/2022	Discharge of planning condition no's 6, 7, 8, 9 & 22 attached to planning approval 21/2199/FUL - Landscaping Plan, Biodiversity Enhancement Plan, Passing Bay, RAMS for Newts	Land At Cefngwyn Dolfor Newtown Powys
	Approve	06/05/2022	22/0686/REM	Removal or Variation of Condition	22/07/2022	Section 73 application to vary condition 2 of planning permission 21/1329/HH to allow for amended plans	Sorrel Cottage 5 Russell Street Knighton LD7 1EU
	Approve	16/05/2022	22/0840/FUL	Full Application	05/08/2022	Conversion and change of use of existing industrial unit to form veterinary practice	Scania Knighton Trucks Station Road Knighton LD7 1DT
	Approve	01/06/2022	22/0933/HH	Householder	25/07/2022	Erection of extension	57 Seven Acres Knighton Powys LD7 1LF

Knighton
Community

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Llanbadarn Fynydd Community	Approve	05/01/2022	22/0053/RES	Reserved Matters	29/07/2022	Reserved matters application for design, access, appearance, scale & landscaping in connection with approved dwelling ref: 19/0553/OUT	Land At Abergwenlas Farm Llanbadarn Fynydd Llandrindod Wells Powys LD1 6YA
	Approve	05/04/2022	22/0593/DIS	Discharge of Condition	29/07/2022	Application to discharge conditions 5,9,11 and 13 for planning approval 18/0557/FUL in relation to Planning Statement Evidence of scrubbing equipment Ranging area hedgerow protection scheme Landscaping plan Biodiversity enhancement scheme	Land Near Ddulley Bank Farm Llaihddu Llandrindod Wells Powys LD1 6YS
Llanbister Community	Approve	20/05/2022	22/0848/HH	Householder	13/07/2022	Erection of Garage, Workshop and Store	Wakefield Green Llanbister Llandrindod Wells Powys LD1 6UH
Llanbrynmair Community	Approve	12/04/2022	22/0627/RES	Reserved Matters	08/07/2022	Reserved matters application in respect of outline planning consent 20/0036/OUT for erection of a bungalow and garage (appearance, landscaping, layout and scale)	Plot 10 Maes-y-dderwen Llanbrynmair Powys SY19 7DQ

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	Approve	04/05/2022	22/0787/FUL	Full Application	20/07/2022	Erection of an agricultural storage building	1 Little Meadow Park Llanbrynmair SY19 7DL
	Approve	27/06/2022	22/1161/NMA	Non-Material Amendment	25/07/2022	Non-material amendment application to remove conditions 20, 21, 22, 23 & 24 from planning consent 21/1642/HH	Cwm Gwyn Llanbrynmair Powys SY19 7DY
Llanddewi Ystradenni Community	Approve	20/05/2022	22/0838/FUL	Full Application	13/07/2022	Installation of a 65.88kW ground-mounted solar array	Bethugre Farm Llandrindod Wells LD1 6SE
Llandrindod Wells Community	Approve	28/05/2022	22/0913/LBC	Listed Building Consent	15/07/2022	Replacement of roof covering and cleaning of the exterior of the entire building except for the SW elevation (gable wall)	The Automobile Palace Temple Street Llandrindod Wells LD1 5HU
Llandrinio And Arddleen Community	Approve	25/04/2022	22/0586/DIS	Discharge of Condition	25/07/2022	Application to discharge Conditions 4 and 11 attached to permission 21/1140/FUL in respect to highway requirements and hedgerow works	Land At Trederwen View Arddleen Llanymynech Powys
	Approve	04/05/2022	22/0690/HH	Householder	14/07/2022	Erection of a rear single storey extension	12 Meadow View Llandrinio Llanymynech Powys SY22 6SS

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Tudalen 32	Approve	23/05/2022	22/0888/VAR	Discharge/Modification of S106	05/08/2022	Discharge of Section 52 Agreement in relation to planning permission M18308 (occupancy)	Day Cottage Sarnau Llanymynech Powys SY22 6QL
	Approve	07/06/2022	22/0859/VAR	Discharge/Modification of S106	15/07/2022	Discharge of Section 106 legal agreement attached to planning permission M98434	10 Laburnum Meadows Four Crosses Llanymynech Powys SY22 6QT
	Split Decision	11/04/2022	22/0585/DIS	Discharge of Condition	25/07/2022	Application to discharge Conditions 6, 10 and 21 attached to permission P/2017/0977	Land At Trederwen View Arddleen Llanymynech Powys
Llandysilio Community	Approve	20/05/2022	22/0811/FUL	Full Application	15/07/2022	Erection of 3 holiday cabins, alterations to the existing access and provision of two passing bays	Laburnum House Brynmawr Llanymynech SY22 6PQ
	Consent	29/04/2022	22/0552/FUL	Full Application	08/08/2022	Erection of an extension to surgery	Four Crosses Veterinary Surgery Hafod Offa Four Crosses Llanymynech Powys SY22 6RD

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Llanelwedd Community	Approve	10/06/2022	22/0964/FUL	Full Application	12/07/2022	Extension to the existing caravan site to be used for a 10-day period over the Royal Welsh Agricultural Show	Land At Penmaenau Llanelwedd Builth Wells Powys LD2 3RD
	Approve	17/06/2022	22/0911/DIS	Discharge of Condition	21/07/2022	Discharge of condition no's 5 & 6 attached to planning approval P/2017/0439 (Phase 1 and 2 Environmental Risk Assessment)	Preserved Timber Products Builth Road Builth Wells LD2 3RG
	Consent	10/06/2022	22/0962/FUL	Full Application	12/07/2022	Extension to the existing caravan site to be used for a 10-day period over the Royal Welsh Agricultural Show	Land At Penmaenau Llanelwedd Builth Wells Powys LD2 3RD
Llanerfyl Community	Approve	16/02/2022	22/0172/FUL	Full Application	04/07/2022	Demolition of existing dwelling and erection of replacement dwelling and car port, to include the installation of a sewage treatment plant and all associated works	Aberdeunant Llanerfyl Welshpool SY21 0ER
Llanfair Caereinion Community	Approve	24/03/2022	22/0508/FUL	Full Application	01/08/2022	Erection of a replacement dwelling and associated works	Pant Glas Llanfair Caereinion Welshpool SY21 0DP

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	Consent	27/04/2022	22/0423/FUL	Full Application	04/08/2022	Extension to Oakwood Valley Lodges to accommodate 25 holiday lodges, together with environmental improvements	Oakwood Valley Lodges Llanfair Caereinion Welshpool Powys SY21 0DB
Llanfechain Community	Approve	27/04/2022	22/0603/LBC	Listed Building Consent	04/07/2022	Installation of LPG system boiler, external flue and associated works	Talwrn Bach Llanfyllin SY22 5LQ
Llanfangel Community	Approve	01/03/2022	22/0348/FUL	Full Application	19/07/2022	Proposed rural enterprise dwelling and associated works	Celyn Mawr Llanwddyn Oswestry SY10 0NN
	Refused	06/06/2022	22/0834/FUL	Full Application	05/08/2022	Change of use of land to tented campsite, and associated works (part retrospective)	Forest View Llangadfan Welshpool SY21 0QG
Llanfrynach Community	Consent	12/05/2022	22/0806/HH	Householder	12/07/2022	Demolish existing garage and utility room and construct a two storey side extension. Construct new garage	Awelfryn 11 Groesffordd Park Groesfford Brecon LD3 7SF
Llanfyllin Community	Consent	25/04/2022	22/0505/FUL	Full Application	01/08/2022	Conversion of a Traditional Farm Building to a detached residential dwelling and all associated works	Tanyffordd Penygarnedd Oswestry SY10 0AR

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Llangammarch Community	Consent Section 106	11/08/2020	20/1153/RES	Reserved Matters	04/08/2022	Reserved matters application in relation to outline permission 18/0351/OUT - the erection of a single dwelling and associated works.	Plot Adjacent To Northeast Of Maes Y Haf Llangammarch Wells Powys
Llangedwyn Community	Approve	07/03/2022	22/0350/FUL	Full Application	05/07/2022	Erection of holiday cabin, creation of access, installation of treatment plant and all other associated works	Land At TynyPistyll Brithdir Llanfyllin SY22 5EZ
Tudalen 35	Consent	24/03/2022	22/0455/FUL	Full Application	28/07/2022	Erection of a rural enterprise dwelling with garage, improvements to existing access, installation of a sewage treatment plant and all associated works	Maestanyglwyddan Oswestry SY10 9JG
	Llangurig Community	Approve	09/11/2021	21/1901/FUL	Full Application	04/07/2022	Change of use of building and land from mixed use: shop and vehicle sales area to mixed use: shop, cafe and vehicle sales area (retrospective)
	Approve	18/05/2022	22/0778/FUL	Full Application	01/08/2022	Change of use of part of rear ground floor of dwelling to a beauty salon	Maes Deri Green Terrace Llangurig Llanidloes Powys SY18 6RN

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Llangyniew Community	Approve	03/02/2021	20/2130/FUL	Full Application	08/07/2022	Installation of earth banked slurry lagoon and associated works	Newbridge Farm Meifod Powys SY22 6HS
	Consent	11/01/2022	22/0044/FUL	Full Application	03/08/2022	Proposed siting of Shepherds Hut on wheels within existing orchard. Installation of water treatment plant and associated works. Orchard will be planted with wild flower seeds to establish a meadow. Trees to be planted on perimeter of unused menage.	Tanyffridd Farm Meifod Powys SY22 6HT
Tudalen 36							
	Approve	19/03/2021	21/0599/VAR	Discharge/Modification of S106	10/08/2022	Modification of Section 106 agreement attached to planning permission M/2006/0103 (so that affordable housing provision can be modified to include all updates to bring it in line with current guidance)	Lower Green Land Victoria Avenue Llanidloes Powys
Llanidloes Community	Approve	29/04/2022	22/0756/HH	Householder	06/07/2022	Removal of un-lawful timber balcony structure, erection of new first floor extension over existing flat roof	19 Foundry Terrace Llanidloes SY18 6AY

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	Refused	16/05/2022	22/0841/LBC	Listed Building Consent	11/07/2022	Installation of through floor lift	22 Short Bridge Street Llanidloes SY18 6AD
Llanidloes Without Community	Approve	28/04/2022	22/0609/FUL	Full Application	05/07/2022	Siting of 8 holiday lodges on existing caravan park and all associated works	Red Kite Touring Park Van Llanidloes SY18 6NG
	Approve	10/05/2022	22/0719/HH	Householder	11/07/2022	Proposed extension to residential curtilage and erection of a detached garage/workshop	Pen Nant Van Llanidloes SY18 6NG
Llanigon Community	Consent	21/09/2021	21/1681/HH	Householder	12/07/2022	Application for the replacement of a caravan with an annex, ancillary to the use of the primary dwelling house.	Ty'r Gellygen Ffordd Las Llanigon HR3 5QG
Llanrhaeadr-Ym-Mochnant Community	Approve	06/04/2022	22/0604/FUL	Full Application	14/07/2022	Re-installation of PV solar panels onto roof of the long barn, and installation of insulation and timber boarded cladding to the external face of the long barn	Hafody Maengwynedd Llanrhaeadr-ym-mochnant Powys SY10 0DE
Llansantffraid Community	Approve	31/05/2022	22/0837/DIS	Discharge of Condition	13/07/2022	Discharge of planning Condition no. 3 attached to planning permission 20/1817/FUL (scheme for affordable housing provision)	Vyrnwy House Llansantffraid-Ym-Mechain SY22 6AU

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Tudalen 38	Llansilin Community	Approve	21/03/2022	22/0510/FUL	Full Application	07/07/2022	Barn Conversion to a residential holiday unit and associated works	Nant Hirwaun Moelfre Oswestry Powys SY10 7QW
		Approve	30/04/2022	22/0648/HH	Householder	15/07/2022	Erection of a porch	Ysgubor Ar Y Graig Priddbwl Bach Llangedwyn Oswestry Powys SY10 9LB
		Approve	08/06/2022	22/0950/NMA	Non-Material Amendment	25/07/2022	Application for non-material amendments to permission P/2012/1144 to remove conditions 26, 27 and 28 - relating to code for sustainable homes	Land Opposite Wynnstay Inn Building Site Llansilin SY10 7QA
		Approve	23/06/2022	22/1060/TRE	Works to trees in Conservation Area	19/07/2022	Works to tree in a conservation area	St Silin's Church Llansilin Oswestry Powys
Llanwrtyd Wells Community	Approve	14/04/2022	22/0564/FUL	Full Application	09/07/2022	Continuation of siting of a hot takeaway food trailer (following conditional approval 18/0778/FUL)	Spar Stores 1 Irfon Terrace Llanwrtyd Wells LD5 4RB	

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Llanyre Community	Refused	06/06/2022	22/0528/FUL	Full Application	05/08/2022	Change of use of 1 no. dwellinghouse into 2 no. dwellinghouses	Irfon House Victoria Square Llanwrtyd Wells LD5 4SS
	Approve	30/05/2022	22/0863/REM	Removal or Variation of Condition	25/07/2022	Section 73 application to vary condition 2 of planning permission 19/1588/HH to allow for amended plans	Llyr Llanyre Llandrindod Wells LD1 6EA
	Approve	22/06/2022	22/0944/NMA	Non-Material Amendment	20/07/2022	Non material amendment to planning permission P/2016/0888 in relation to variation of condition 6 to reduce visibility splay from 70 metres to 54 metres	The Willows Llanyre Llandrindod Wells Powys LD1 6EA
Machynlleth Community	Approve	17/01/2022	22/0106/LBC	Listed Building Consent	20/07/2022	Outbuilding - replacement of roof, replacement of skylights, repointing of external and internal walls, repairing /replacement of windows and doors, installation of limecrete floor and installation of woodburner. Main Building - installation of 1 no. roof light	23 Heol Y Doll Machynlleth Powys SY20 8BH

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	Approve	21/01/2022	22/0105/HH	Householder	20/07/2022	Outbuilding - replacement of roof, replacement of skylights, repointing of external and internal walls, repairing /replacement of windows and doors, installation of limecrete floor and installation of woodburner. Main Building - installation of 1 no. roof light	23 Heol Y Doll Machynlleth Powys SY20 8BH
	Approve	31/05/2022	22/0932/HH	Householder	25/07/2022	Erection of a two storey extension and alterations to dwelling	25 Maes-Y-Garth Machynlleth SY20 8EP
Manafon Community	Approve	30/05/2022	22/0884/DIS	Discharge of Condition	29/07/2022	Discharge of condition no's 11, 15 & 16 attached to planning approval 21/2242/FUL - details of landscaping and materials plan, hedgerow compensation scheme	Lower House Farm Manafon Welshpool SY21 8BJ
Merthyr Cynog Community	Approve	28/06/2021	21/1198/DIS	Discharge of Condition	15/07/2022	Discharge of conditions 4, 9 and 10 of planning permission 18/0891/FUL (Plan 1387- C-201, GA Cohen Consulting Civil and Structural Engineer; Plan 20/4242-9b Proposed Lighting plan and Photographic survey)	Yscirfawr Merthyr Cynog Brecon LD3 9SH

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Montgomery Community	Approve	05/05/2022	22/0796/TRE	Works to trees in Conservation Area	04/07/2022	Works to trees in a Conservation Area	Old Gaol House Gaol Road Montgomery Powys SY15 6QR
	Approve	27/06/2022	22/1047/NMA	Non-Material Amendment	04/08/2022	Application for non-material amendments to permission M/2004/0833 to alter the approved materials and positioning of dwellings	Development At Former Caerhowell Caravan Park Caerhowel Montgomery Powys SY15 6HF
Nantmel Community	Approve	05/05/2022	22/0792/FUL	Full Application	05/08/2022	Installation of 3 holiday units, sewage treatment plant, drainage field and access track	Upper Dolau Barn Nantmel Rhayader LD6 5PE
New Radnor Community	Approve	25/04/2022	22/0697/HH	Householder	18/07/2022	Replacement windows to include formation of new window opening, demolition of porch, flat roof and first floor extension, erection of new porch and new pitched roof together with structural works to gable wall of Granary (part retrospective)	Brookside Farm Park Road New Radnor Presteigne LD8 2SU
	Consent	10/03/2022	22/0381/FUL	Full Application	18/07/2022	Erection of a ballistic test facility building, creation of a bund and all associated works	Radnor Range Harley Dingle New Radnor LD8 2TN

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Tudalen 42	Consent	21/04/2022	22/0698/LBC	Listed Building Consent	18/07/2022	Retention of replacement windows to include formation of new window opening, demolition of porch, flat roof and first floor extension, erection of new porch and new pitched roof together with structural works to gable wall of Granary	Brookside Farm Park Road New Radnor Presteigne LD8 2SU
	Refused	11/05/2016	P/2016/0523	Removal or Variation of Condition	27/07/2022	Section 73 application to vary condition 1 of permission P/2008/1685 to extend the time limit for commencement of development	Water Street Farm Water Street New Radnor Presteigne Powys LD8 2SY
Newtown And Llanllwchaiarn Community	Approve	22/03/2022	22/0231/LBC	Listed Building Consent	13/07/2022	Application to remove upvc windows and door from rear and replacement with timber framed units.	26 Crescent Street Newtown Powys SY16 2HE
	Approve	31/05/2022	22/0789/FUL	Full Application	27/07/2022	Erection of a side & rear extension to existing industrial unit to create additional production & storage space together with alterations to existing yard to facilitate extension	Unit C Mochdre Industrial Estate Newtown SY16 4LE

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Tudalen 43	Approve	07/06/2022	22/0955/DIS	Discharge of Condition	29/07/2022	Discharge of condition no. 23 attached to planning approval 21/1660/FUL - External finishes of building	Cedewain School Plantation Lane Newtown SY16 1LH
	Approve	10/06/2022	22/0880/HH	Householder	03/08/2022	Demolition of conservatory and replace with new rear extension	Dale View 6 Meadow Lane Newtown SY16 2DU
	Approve	10/06/2022	22/0917/LBC	Listed Building Consent	27/07/2022	Listed building consent for internal alterations to include removal of existing stud wall between bathroom and cupboard space, larger bath installed and cupboard door removed and replaced with plasterboard	18 Llanfair Road Newtown SY16 2DQ
	Approve	14/07/2022	22/1197/DIS	Discharge of Condition	25/07/2022	Application to discharge condition 3 of planning approval 21/2249/HH in relation to a biodiversity enhancement plan	High Meadow 3 Churchill Drive Newtown Powys SY16 2LE
	Refused	20/04/2022	22/0688/LBC	Listed Building Consent	13/07/2022	Erection of an extension	Aberdeunant Bryn Lane Aberhafesp Newtown SY16 3LX

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Tudalen 44	Refused	04/05/2022	22/0687/HH	Householder	13/07/2022	Erection of an extension	Aberdeunant Bryn Lane Aberhafesp Newtown SY16 3LX
	Split Decision	09/06/2022	22/0976/DIS	Discharge of Condition	27/07/2022	Application to discharge conditions 8, 9, 10 and 11 attached to permission 21/1288/FUL relating to land contamination	Workshop And Premises 10 Crescent Street Newtown Powys SY16 2HB
	Split Decision	13/06/2022	22/0996/DIS	Discharge of Condition	08/08/2022	Discharge of planning condition no's 4,5,6,7 & 8 attached to planning permission 21/1961/FUL (site investigation report, remediation scheme, verification report, monitoring & maintenance scheme)	Site For 32 Apartments And 6 Terrace Dwellings New Road Newtown Powys
Old Radnor Community	Approve	20/04/2022	22/0656/REM	Removal or Variation of Condition	04/07/2022	Section 73 application to vary condition 2 of permission 21/0798/HH to allow for amended plans	Meadow View Evenjobb Presteigne Powys LD8 2SA
	Refused	14/12/2021	21/2258/FUL	Full Application	29/07/2022	Extension of a commercial premises to provide a live work unit	The Rhos Farm Kinnerton Presteigne Powys LD8 2PD

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Pen-y-bont Fawr Community	Approve	18/05/2022	22/0826/HH	Householder	13/07/2022	Replacement glazed extension	Maesyfedw Pen-Y-Bont-Fawr Oswestry SY10 0HZ
	Approve	27/05/2022	22/0904/FUL	Full Application	20/07/2022	Erection of an agricultural building, formation of a new vehicular access and associated works	Land At Pentre Penybontfawr Oswestry SY10 0PQ
	Consent	01/03/2022	22/0336/FUL	Full Application	29/07/2022	Siting of two holiday pods including excavation works to lower ground levels, formation of parking area and all associated works	Land At Y Gadlas Hirnant Pen-Y-Bont-Fawr Oswestry SY10 0HP
Presteigne Community	Approve	09/05/2022	22/0685/HH	Householder	04/07/2022	Erection of garden studio room	Castle Barn 40A High Street Presteigne Powys LD8 2BE
	Approve	10/06/2022	22/0925/DIS	Discharge of Condition	20/07/2022	Application to discharge condition 18 attached to application P/2017/1187 in relation to ecological mitigation and enhancement	Land At Jacks View And Orchards End Norton Presteigne Powys LD8 2EQ

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	Consent	19/05/2022	22/0929/DIS	Discharge of Condition	08/07/2022	Application to discharge condition 6 of planning permission 21/0362/LBC in relation to font removal	Former Church Of St Andrew Norton Presteigne Powys
Rhayader Community	Approve	21/12/2021	21/2185/FUL	Full Application	04/07/2022	The proposed development of a bike hub and associated works	Elan Valley Visitor Centre Elan Valley Rhayader LD6 5HP
Tudalen 46	Approve	03/02/2022	22/0143/FUL	Full Application	22/07/2022	Formation of car parking area, erection of sign and removal trees	Land At Elan Village Elan Valley Rhayader Powys LD6 5HP
	Approve	24/02/2022	22/0325/REM	Removal or Variation of Condition	29/07/2022	Section 73 application to vary condition no. 8 attached to planning approval P/2017/0119	Wyeside Caravan Park Rhayader Powys LD6 5LB
Trefglwys Community	Approve	26/05/2022	22/0894/FUL	Full Application	02/08/2022	Erection of manure store and all associated works	Land At Maestregymer Trefglwys Caersws SY17 5QX
	Refused	20/05/2022	22/0339/HH	Householder	13/07/2022	Erection of a two-storey rear extension	1 Glantrannon Trefglwys Caersws SY17 5PL

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	Refused	13/06/2022	22/0989/NMA	Non-Material Amendment	08/07/2022	Non material amendment to condition no. 2 attached to planning approval 21/0063/FUL to slightly alter the location only of the approved swimming pool	Ffinant Farm, Mid Wales Shooting Centre Trefeglwys Caersws SY17 5QY
Treflys Community	Approve	23/05/2022	22/0647/HH	Householder	15/07/2022	Creation of a driveway (retrospective)	Caru Nyth Garth Llangamarch Wells Powys LD4 4AS
Tregynon Community	Approve	17/05/2022	22/0833/HH	Householder	04/07/2022	The replacement of 13 windows from wood and metal to white pvc double glazed units	Gerizem Chapel House Tregynon Newtown Powys SY16 3PU
	Approve	24/06/2022	22/1066/DIS	Discharge of Condition	28/07/2022	Application to discharge condition 3 of planning consent 19/0814/RES (Plot 2 Materials)	Land Adjacent To Tyn Y Ddol Tregynon Newtown Powys SY16 3LP
Trewern Community	Approve	05/11/2021	21/2008/FUL	Full Application	04/07/2022	Demolition of existing dwelling and outbuildings and the erection of a replacement dwelling, to include all associated works	Lower Bryn Bryn Lane Hope Leighton SY21 8JD

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Tudalen 48	Welshpool Community	Approve	05/04/2022	22/0507/HH	Householder	20/07/2022	Internal alterations and side extension to the main house. Conversion of existing potting shed into a home office. Demolition of existing sunroom, internal alterations to Garage / Annexe and Carport and Workshop extensions.	The Rhallt Lane Buttington Welshpool SY21 9HR
		Approve	07/06/2022	22/0963/DIS	Discharge of Condition	08/07/2022	Discharge of Condition 6 of planning permission 21/1865/FUL (engineering drawings for traffic flow plates)	Car Park Mill Lane Welshpool SY21 7DY
		Approve	23/06/2022	22/1049/DIS	Discharge of Condition	02/08/2022	Application to discharge Conditions 5, 7, 9 and 18 of planning consent 22/0314/FUL	Land At Court Farm Court Farm Belan School Lane Llwynderw Welshpool Powys
		Refused	26/01/2022	21/1224/FUL	Full Application	03/08/2022	Erection of a 2.4 metre high mesh security fence	Land At Leighton Arches Leighton Welshpool Powys SY21 8FJ
	Whitton Community	Approve	29/04/2022	22/0701/HH	Householder	09/08/2022	Erection of a two storey extension and removal of existing flat roof garage	Thorn View Evenjobb Presteigne LD8 2NN

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Ystradgynlais
Community

Approve	21/02/2022	22/0294/HH	Householder	29/07/2022	Double storey rear extension and side porch	96 Bryneithyn Lower Cwmtwrch Swansea SA9 2PX
Approve	03/03/2022	22/0376/HH	Householder	15/07/2022	Proposed rear first floor extension, rear kitchen extension and internal alterations	Maes Y Glan House Heol Glantawe Ystradgynlais SA9 1ES
Approve	03/05/2022	22/0774/HH	Householder	29/07/2022	Building of new extension and adding Utility Room, en-suite and wet room. Renovations to existing building.	65 Gorof Road Lower Cwmtwrch Swansea SA9 1DX
Approve	22/05/2022	22/0516/FUL	Full Application	29/07/2022	The proposed development is a change of use for part of the building to A3 community cafe.	Ystradgynlais Volunteer Centre Remploy Building Wind Road Ystradgynlais SA9 1AF
Approve	24/05/2022	22/0823/NMA	Non-Material Amendment	04/07/2022	Non Material Amendment to planning approval 21/2073/HH to remove pitch roof to existing extension and create new flat roof to new extension	54 Bethel Road Lower Cwmtwrch Swansea SA9 2PT

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159 Applications

Approve	24/05/2022	22/0851/DIS	Discharge of Condition	29/07/2022	Application to discharge conditions 9 and 15 attached to planning permission 18/0663/OUT	Ysgol Gynradd Gymunedol Penrhos Brecon Road Ystradgynlais Powys SA9 1PX
Approve	01/06/2022	22/0864/ADV	Advertisement Consent	29/07/2022	Display of 2 non-illuminated fascia signs	Ystradgynlais Volunteer Centre Remploy Building Wind Road Ystradgynlais Swansea Powys SA9 1AF
Approve	28/06/2022	22/1164/NMA	Non-Material Amendment	29/07/2022	Application for a Non Material Amendment for the inclusion of cladding and changes to window details to application 21/1691/HH	80 Cwmpnil Road Lower Cwmtwrch Swansea Powys SA9 2PX
Consent	22/03/2022	22/0283/RES	Reserved Matters	08/08/2022	Application for reserved matters following the approval of 18/0663/OUT, for the erection of 42 dwellings and all associated works	Penrhos County Primary School Brecon Road Ystradgynlais Swansea SA9 1PX
Refused	22/03/2022	22/0495/OUT	Outline planning	29/07/2022	1 No. DETACHED DORMER BUNGALOW WITH ASSOCIATED OFF STREET PARKING	Heol Sant Cynog Ystradgynlais Swansea

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CYNGOR SIR POWYS COUNTY COUNCIL**PLANNING, TAXI LICENSING AND RIGHTS OF WAY COMMITTEE****18th August 2022****REPORT BY: HEAD OF HIGHWAYS, TRANSPORT & RECYCLING****SUBJECT: 20-001VG Application to register a new Town or Village Green –
method of determining application**

REPORT FOR: DECISION

**20-001VG Application to register a new Town or Village Green on land at Bronllys
– Method of determining application.****Background:**

An application to register a new Town or Village Green on land at Bronllys was received on 20th April 2020. The land affected by the application is located at the former Bronllys County Primary School and is shown on the plan at appendix A. It is the Council's interpretation of the plan supplied with the application and has been confirmed by the applicant as being a correct representation.

The applicant is the Bronllys Green Group, of which by Mr T Hurford is the Chair. The land is owned by Powys County Council.

The application and supporting documents were checked by officers of the Countryside Access and Recreation team and Legal Services. Planning permission has been granted for development on the land. However, the application to register a new Village Green was submitted before the date on which planning consent was granted. As such, it is not considered that the granting of planning permission is a 'Trigger event' that removes the right to apply to register a new Village Green (Commons Act 2006, Schedule 1B.)

Due to case law that came into effect in December 2019, it was necessary to seek an external legal opinion as to whether the application could be accepted. The conclusion was that the application could be processed.

Accordingly, on 14th April 2021, the statutory form six to accept the application as 'duly made' was served on the applicant. It was allotted the reference number 20-001VG, in accordance with statutory requirements.

It was then advertised via a newspaper advertisement and site notices. Notice of the making of the application was served on the applicant, the Council's Housing Services and Legal Services and others and a 6-week period was allowed for receipt of objections and representations.

An objection was received on 21st April 2022, from the Council's Housing Services. The applicant has been given opportunity to comment on this.

The Committee is not yet being asked to consider the evidence in relation to this application, nor to decide whether it should be granted or not. This report is solely to

seek the Committee's view as to how the application should be determined, as there are several options as detailed below.

Options:

Broadly, the law allows Commons Registration Authorities to determine applications to register new Town or Village Greens in one of two ways being:

- To consider the documents provided by the applicant and objector and determine the application solely based on the written evidence; or
- To hold a hearing, so that the applicant and objector and their witnesses can appear and present evidence in person. The Committee can then determine the case based on the written information submitted beforehand and any further information gained during the hearing.

The Council is not required to hold a hearing if an application is opposed. However, the Council must provide opportunity for the applicant to deal with any matters raised by the objector and any other matters that could lead to the Council rejecting the application.

This application has been opposed, bringing into question whether the legal criteria for registration as a Village Green are met. A hearing would allow witnesses to present evidence in person and for the applicant and objector to cross examine the other party and their witnesses. That gives opportunity for further clarity to be sought around the written evidence supplied.

Finally, the Committee could either decide to conduct the hearing itself or appoint an independent Inspector to do so.

Appointing an independent Inspector does not replace the Council's responsibility to determine this case. Rather, an independent Inspector will prepare a report and recommendation, as the basis on which the Committee can then make a decision.

This may be appropriate where, for example, a conflict of interest is identified that could be seen to be prejudicial to the Council's ability to determine the case impartially. The Council does own the land affected by this application, so a recommendation from independent Inspector would offer impartiality.

Holding a hearing incurs costs in terms of a venue, travel and officer time. Referral to an independent Inspector incurs additional costs, in the region of £10,000; these would be met from Service budgets.

Given this, it is proposed by officers that the case be referred to an independent Inspector. Once the Inspector's report and recommendation are available, these will be presented to the Committee as a basis on which to determine the application.

RECOMMENDATION:

- **That application 20-001VG to register a new Town or Village Green on land at Bronllys be referred to an independent Inspector.**


Appendix:

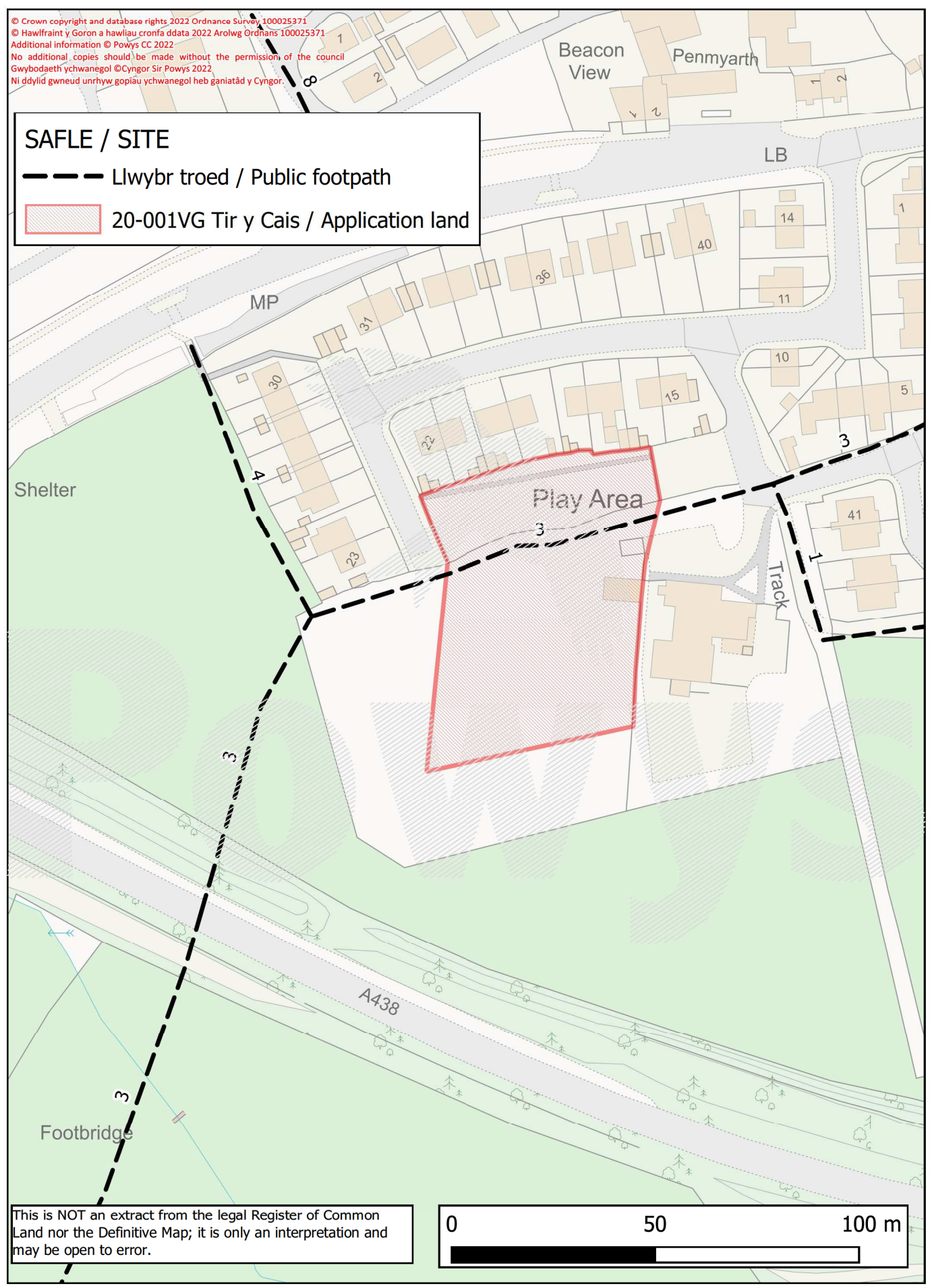
Appendix A Plan of land affected by application 20-001VG

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SAFLE / SITE

--- Llwybr troed / Public footpath

 20-001VG Tir y Cais / Application land



This is NOT an extract from the legal Register of Common Land nor the Definitive Map; it is only an interpretation and may be open to error.



Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

CYNGOR SIR POWYS COUNTY COUNCIL**PLANNING, TAXI LICENSING AND RIGHTS OF WAY COMMITTEE
18 August 2022****REPORT BY: HEAD OF HIGHWAYS, TRANSPORT AND RECYCLING****SUBJECT: Commons Act 2006, Section 15
Application for registration of a new Town or Village
Green on land at Hyssington**

REPORT FOR: DECISION

**Application to register a new Town or Village Green on land at
Hyssington, Community of Churchstoke. (Application no. 21-001VG)****Background:**

1. Powys County Council first received an application to register land at Hyssington as a Town or Village Green in 2011 but that was not in compliance with the relevant legislation.
2. An acceptable application (21-001VG) was received by the Council in 2021 to register a new Village Green on land at Hyssington, under section 15 of the Commons Act 2006.
3. In its role as the Commons Registration Authority (CRA), the Council has a statutory duty to consider and determine a duly made application to register a new Town or Village Green.
4. Powys County Council has a policy in respect of determining these applications. Under this policy, an unopposed application can be determined at a public Committee meeting on the basis of written evidence only. Application 21-001VG has been advertised in accordance with regulations and no objections have been received. Given this, it is reasonable to assume that the content of the user witness evidence is not being questioned hence no specialist legal advice has been sought and it is not considered necessary to hold a "non-statutory inquiry". Therefore the matter can be determined by members of the Planning, Taxi Licensing and Rights of Way Committee.
5. The Committee are reminded that their decision must be based solely on the evidence presented as to whether, on the balance of probabilities, the statutory criteria for registration of a new Town or Village Green are met or not. Any other issues, including those of desirability or community needs, are not legally relevant and cannot be taken into consideration. Acceptance means the land will be registered. Rejection means that no registration may take place. Under the current law, land can only have the legal status of a Town or Village Green upon registration.

The application:

6. A copy of the application form 44 and the accompanying exhibits, can be found at appendices 1 to 4. The valid date of receipt of the application was 10th March 2021. The applicant is Mr R K McLintock and the number allotted to the application by Powys County Council is 21-001VG.
7. The application was accompanied by supporting documentation, as follows:
 - a. Map A: A plan of the land that the applicant is seeking to register;
 - b. Map B: The locality or neighbourhood to which the alleged green relates;
 - c. Thirteen images/photographs;
 - d. User witness evidence, in the form of 17 supporting statements.
8. A Land Registry Search has been undertaken. There is no recorded freehold owner of the land, but the trustees of the Powis Castle Estate hold a qualified title to the mines and minerals in the ground.
9. The application form identifies the area in question as “Hyssington Village Green and Horsewell” and describes its location as “Centre of Hyssington Village, opposite Methodist Chapel and old Post Office”.
10. The boundaries of the land were delineated by way of a red outline on the exhibit marked ‘A’ accompanying the Form 44. It consists of a grassed area which is approximately 0.03 ha (.07 acres) in size. The site encompasses the village notice board, public telephone box, wrought iron bench and the horsewell. The site is bounded to the west by the county road C2056 and to the north by an access road and public footpath. The eastern boundary of the site is a combination of a low stone wall and heavy foliage. The application site is an irregular shape that is best described by reference to the plan produced by the Commons Registration Authority found at appendix 5.

Notice of application:

11. In accordance with statutory requirements, notice of the making of the application was served on Trustees of the Powis Castle Estate. Notices were displayed on site and a newspaper advert was placed in the Powys County Times. Notice was also published on the Council website. The Local Member and Community Council were also notified of the application. A period of 6 weeks from the date of advertising was allowed for receipt of any objections or representations, with the deadline being 22nd January 2022.
12. No responses to the consultation have been received.

The Statutory Requirements:

13. This application has been made under section 15(2) of the Commons Act 2006. The provisions of Section 15(2) apply in circumstances where:
 - (a) a significant number of the inhabitants of any locality, or of any neighbourhood within a locality, have indulged as of right in lawful sports and pastimes on the land for a period of at least 20 years; and
 - (b) they continue to do so at the time of the application.

14. The determination requires the straightforward application of law to the facts. The burden of proving that the Land has become a town or village green lies with the Applicant. The standard of proof is the balance of probabilities.

Locality and Neighbourhood

15. A 'Locality' must be an area recognised in law; it cannot be created by drawing a line on a map. A 'Neighbourhood' need not be a recognised administrative unit but the area chosen must have a degree of cohesiveness.
16. The application is based on long use of the application land by the inhabitants of the area marked on plan B at appendix 2. The applicant has chosen to identify the administrative area of Hyssington electoral ward as the locality.
17. The addresses of all the persons who have submitted a supporting statement have been checked, and apart from Mr Barry Llewellyn and Mr Bryan Llewellyn, it appears that they all reside within the Hyssington Ward. It is noted that the dates of use of the application site by Messrs Llewellyn are outside the 20-year qualifying period. The current residence of Mrs C Edwards is uncertain but the home she refers to in her statement is within the Hyssington electoral Ward.

The relevant 20-year period

18. Section 15 (2) of the 2006 Act applies where there has been use of the land as of right for a period of 20 years and that use was continuing at the time of the application.
19. Use must be continuous in the sense that it has not been interrupted for any significant period of time. However, any periods of statutory closure can be disregarded.
20. The application was signed and dated on the 23rd February 2021 and was received by the Registration Authority on the 10th March 2021. The relevant 20-year period of use for the purposes of this application is the 20 years immediately preceding the application date and would therefore run from 24th February 2001 to 23rd February 2021.
21. It is suggested from the user witness statements that the land has been in use throughout the relevant period of 20 years and indeed continues to be used. It is of no relevance that some statements support use over a much longer period.

Use of the land for lawful sports and pastimes

22. The Defra Guidance to pioneer authorities advises that:
"It was established in the *Sunningwell* case that lawful sports and pastimes is a composite class which includes any activity that can properly be called a sport or a pastime. There is no necessity for any organised sports or

communal activities to have taken place. Solitary and informal kinds of recreation, such as dog walking and children playing (by themselves or with adults), will satisfy the criterion.”

23. The activities need to have taken place on the land subject of the application.
24. Courts have interpreted ‘lawful’ as excluding all activities which would be illegal in the sense of amounting to criminal offences (whether or not they caused damage to the owner’s property.)
25. The evidence supplied implies that the land has been used for a variety of informal recreation activities such as children playing, picnicking, community get togethers and carol singing.

Use ‘as of right’

26. Use ‘as of right’ has a particular legal meaning and means that use is made openly – i.e. without force, without secrecy and without permission.
27. The use should be shown to have been of such a character, degree and frequency as to indicate an assertion by the claimant of a continuous right, and of a right of the measure of the right claimed.
28. Use is not ‘as of right’ if users already have a statutory or other legal right to use the land. Use is then ‘by right’ or ‘of right’.
29. There is no indication that use of the land was carried out by stealth as it was done openly and without secrecy. Likewise, there is no suggestion that the use of the land was by force as there is open access to the land and this use has not been challenged.

Use by a significant number of inhabitants of the locality

30. ‘Significant’ does not mean considerable or substantial. What matters is that the number of people using the land in question has to be sufficient to indicate that their use of the land signifies that it is in general use by the local community for informal recreation, rather than occasional use by individuals as trespassers. *McAlpine Homes [2002]*
31. ‘Significant’ implies a number of users relative to the size of the population of the relevant locality or neighbourhood.
32. The population of the Hyssington electoral ward administrative area was not provided specifically in the 2011 census information. The total population for the Churchstoke Community Council area was at that time 1691 and the Council’s Business Analytics and Research unit estimate the population of the Hyssington electoral ward to be in the region of 250 to 300 people.
33. The application is supported by user evidence statements from 18 residents, only 15 of whom lived in the locality at the time of the application or at some point during the qualifying twenty-year period. The evidence

from respondents from outside the locality does not carry as much weight as that of the inhabitants of the locality.

Options:

Following the presentation of evidence and the opportunity to examine the written evidence provided, the Committee is required to reach one of the following conclusions:

(1) On the basis that the land in question satisfies ALL the statutory requirements for registration as a village green:

That the application to register the parcel of land at Hyssington as shown hatched red on Notice Plan 21-001VG, be accepted and the land registered as a 'new' town or village green;

OR:

(2) On the basis that the land in question fails to satisfy one or more of the statutory requirements for registration as a village green:

That the application to register the parcel of land at Hyssington as shown hatched red on Notice Plan 21-001VG, be rejected.

Officers of Countryside Access and Legal Services have considered the evidence in the light of the statute and case law. Having done so it is considered that the legal criteria is met.

RECOMMENDATION: That the application to register the parcel of land at Hyssington as shown on Notice Plan (21-001VG), be accepted and that the land be formally registered as a Village Green.

Appendices:

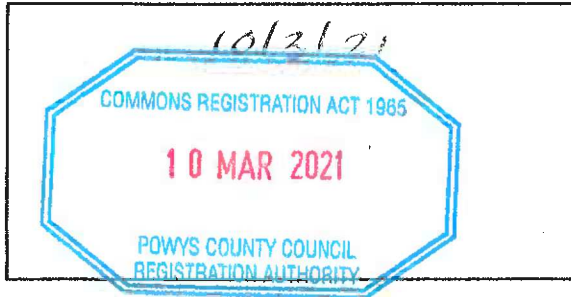
Appendix 1	Application - Form 44
Appendix 2	Application - Plans A and B
Appendix 3	Application - Supporting images
Appendix 4	Application - Supporting statements
Appendix 5	Notice plan (21-001VG) produced by Powys County Council to identify application land

Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

Commons Act 2006: Section 15

Application for the registration of land as a Town or Village Green

Official stamp of registration authority indicating valid date of receipt:



Application number:

Register unit No(s):

VG number allocated at registration:

(CRA to complete only if application is successful)

Applicants are advised to read the 'Guidance Notes for the completion of an Application for the Registration of land as a Town or Village Green' and to note the following:

- All applicants should complete questions 1–6 and 10–11.
- Applicants applying for registration under section 15(1) of the 2006 Act should, in addition, complete questions 7–8. Section 15(1) enables any person to apply to register land as a green where the criteria for registration in section 15(2), (3) or (4) apply.
- Applicants applying for voluntary registration under section 15(8) should, in addition, complete question 9.

1. Registration Authority

To the

POWYS COUNTY COUNCIL
 THE GWALIA
 ITHON ROAD
 HUNDREDD WELLS
 POWYS LD1 6AA

Note 1
 Insert name of registration authority.

Note 2

If there is more than one applicant, list all names. Please use a separate sheet if necessary. State the full title of the organisation if a body corporate or unincorporate.

If question 3 is not completed all correspondence and notices will be sent to the first named applicant.

Note 3

This question should be completed if a solicitor is instructed for the purposes of the application. If so all correspondence and notices will be sent to the person or firm named here.

2. Name and address of the applicant

Name:

Full postal address:

Telephone number:
(incl. national dialling code)

Fax number:
(incl. national dialling code)

E-mail address:

3. Name and address of solicitor, if any

Name:

Firm:

Full postal address:

Telephone number:
(incl. national dialling code)

Fax number:
(incl. national dialling code)

E-mail address:

Note 4

For further advice on the criteria and qualifying dates for registration please see section 4 of the Guidance Notes.

* Section 15(6) enables any period of statutory closure where access to the land is denied to be disregarded in determining the 20 year period.

4. Basis of application for registration and qualifying criteria

If you are the landowner and are seeking voluntarily to register your land please tick this box and move to question 5.

Application made under **section 15(8)**:

If the application is made under **section 15(1)** of the Act, please **tick one** of the following boxes to indicate which particular subsection and qualifying criterion applies to the case.

Section 15(2) applies:

Section 15(3) applies:

Section 15(4) applies:

If **section 15(3) or (4)** applies please indicate the date on which you consider that use as of right ended.

If **section 15(6)*** applies please indicate the period of statutory closure (if any) which needs to be disregarded.

5. Description and particulars of the area of land in respect of which application for registration is made

Name by which usually known:

HYSSINGTON VILLAGE GREEN AND HORSEWELL

Location:

CENTRE OF HYSSINGTON VILLAGE, OPPOSITE
METHODIST CHAPEL AND OLD POST OFFICE
POST CODE - SY 15 6AT

Shown in colour on the map which is marked and attached to the statutory declaration.

Common land register unit number (if relevant) *

6. Locality or neighbourhood within a locality in respect of which the application is made

Please show the locality or neighbourhood within the locality to which the claimed green relates, either by writing the administrative area or geographical area by name below, or by attaching a map on which the area is clearly marked:

CENTRALLY LOCATED WITHIN THE HYSSINGTON
WARD OF CHURCHSTOKE COMMUNITY COUNCIL,
THE VILLAGE GREEN IS DEFINED AS BEING
IN THE LOCALITY OF HYSSINGTON ELECTORAL
WARD ADMINISTRATIVE AREA.

Tick here if map attached:

Note 5

The accompanying map must be at a scale of at least 1:2,500 and show the land by distinctive colouring to enable it to be clearly identified.

* Only complete if the land is already registered as common land.

Note 6

It may be possible to indicate the locality of the green by reference to an administrative area, such as a parish or electoral ward, or other area sufficiently defined by name (such as a village or street). If this is not possible a map should be provided on which a locality or neighbourhood is marked clearly.

7. Justification for application to register the land as a town or village green.

Note 7

Applicants should provide a summary of the case for registration here and enclose a separate full statement and all other evidence including any witness statements in support of the application.

This information is not needed if a landowner is applying to register the land as a green under section 15(8).

IT WILL BE SEEN FROM THE ATTACHED IMAGES AND PERSONAL MEMORIES FROM LOCAL RESIDENTS THAT A SIGNIFICANT NUMBER HAVE INDULGED IN SPORTS AND PASTIMES 'AS OF RIGHT' ON HASEINGTON VILLAGE GREEN FOR IN EXCESS OF 50 YEARS. THIS USE CONTINUES AT THE TIME OF APPLICATION FOR REGISTRATION AND RECENT REMEDIAL WORK DONE ON THE GREEN WILL ENSURE SUCH A PATTERN OF USE WILL CONTINUE FOR THE BENEFIT OF LOCAL RESIDENTS.

Note 8

Please use a separate sheet if necessary.

Where relevant include reference to title numbers in the register of title held by the Land Registry.

If no one has been identified in this section you should write "none"

This information is not needed if a landowner is applying to register the land as a green under section 15(8).

8. Name and address of every person whom the applicant believes to be an owner, lessee, tenant or occupier of any part of the land claimed to be a town or village green

NONE

9. Voluntary registration – declarations of consent from 'relevant leaseholder', and of the proprietor of any 'relevant charge' over the land

NONE

Note 9

List all such declarations that accompany the application. If none is required, write "none".

This information is not needed if an application is being made to register the land as a green under section 15(1).

10. Supporting documentation

Note 10

List all supporting documents and maps accompanying the application. If none, write "none"

Please use a separate sheet if necessary.

LOCATION PLAN MAP 'A'	STATEMENT - LOUISE TOMKINS
STATEMENT - SIMON CURRIE	STATEMENT - ADRIAN LEWIS
STATEMENT - SHIRLEY JONES	STATEMENT - CHRISTINE EDWARDS
STATEMENT - ARIANNE JONES	IMAGE - BENCH
STATEMENT - JULY CURRIE	5 IMAGES - VILLAGE GREEN
STATEMENT - COLIN WALLS BONE	3 IMAGES - VILLAGE GREEN
STATEMENT - MARGARET WALLS BONE	1 IMAGE - VILLAGE GREEN
STATEMENT - BETTY STOCKING	3 IMAGES - VILLAGE GREEN
STATEMENT - C. JONES	LOCALITY MAP - MAP 'B'
STATEMENT - BARRY WENWELL	
STATEMENT - BRIAN WENWELL	
STATEMENT - W PERKS	
STATEMENT - ALISON PRICE	
STATEMENT - JEAN BOUNDY	
STATEMENT - ANNE FROST	

Note 11

If there are any other matters which should be brought to the attention of the registration authority (in particular if a person interested in the land is expected to challenge the application for registration). Full details should be given here or on a separate sheet if necessary.

11. Any other information relating to the application


Note 12

The application must be signed by each individual applicant, or by the authorised officer of an applicant which is a body corporate or unincorporate.

Date:

23/02/2021

Signatures:



REMINDER TO APPLICANT

You are advised to keep a copy of the application and all associated documentation. Applicants should be aware that signature of the statutory declaration is a sworn statement of truth in presenting the application and accompanying evidence. The making of a false statement for the purposes of this application may render the maker liable to prosecution.

Data Protection Act 1998

The application and any representations made cannot be treated as confidential. To determine the application it will be necessary for the registration authority to disclose information received from you to others, which may include other local authorities, Government Departments, public bodies, other organisations and members of the public.

Statutory Declaration In Support

To be made by the applicant, or by one of the applicants, or by his or their solicitor, or, if the applicant is a body corporate or unincorporate, by its solicitor, or by the person who signed the application.

¹ Insert full name (and address if not given in the application form).

....., solemnly and sincerely declare as follows:—

² Delete and adapt as necessary.

1.² I am ((the person (one of the persons) who (has) (have) signed the foregoing application)) ((the solicitor to (the applicant) (³ one of the applicants)).

³ Insert name if Applicable

2. The facts set out in the application form are to the best of my knowledge and belief fully and truly stated and I am not aware of any other fact which should be brought to the attention of the registration authority as likely to affect its decision on this application, nor of any document relating to the matter other than those (if any) mentioned in parts 10 and 11 of the application.

3. The map now produced as part of this declaration is the map referred to in part 5 of the application.

⁴ Complete only in the case of voluntary registration (strike through if this is not relevant)

4.⁴ I hereby apply under section 15(8) of the Commons Act 2006 to register as a green the land indicated on the map and that is in my ownership. I have provided the following necessary declarations of consent:

- (i) a declaration of ownership of the land;
- (ii) a declaration that all necessary consents from the relevant leaseholder or proprietor of any relevant charge over the land have

Cont/

4 Continued

been received and are exhibited with this declaration; or
(iii) where no such consents are required, a declaration to that effect.

And I make this solemn declaration, conscientiously believing the same to be true, and by virtue of the Statutory Declarations Act 1835.

Declared by the said

ROBERT KEEL McHATOCK

at 11 Berriew Street
welshpool
Powys SY21 7SL
this 23rd day of February 2021

Signature of Declarant

Before me *

Signature:

Address:

ELISE HYLAND
SOLICITOR

Qualification:

HARRISONS SOLICITORS LLP
11 Berriew Street Welshpool
Powys SY21 7SL

* The statutory declaration must be made before a justice of the peace, practising solicitor, commissioner for oaths or notary public.

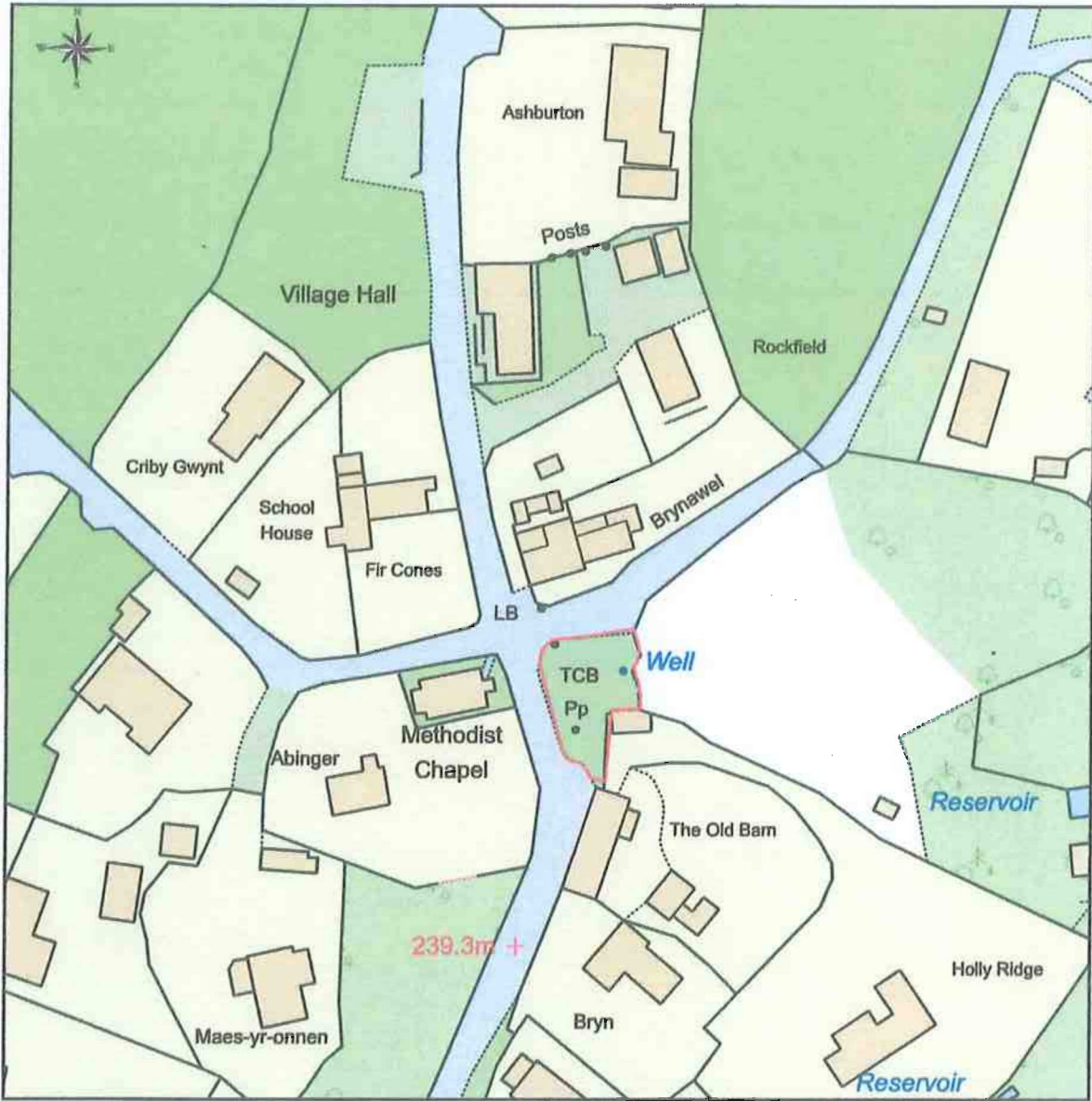
Signature of the statutory declaration is a sworn statement of truth in presenting the application and accompanying evidence.

REMINDER TO OFFICER TAKING DECLARATION:

Please initial all alterations and mark any map as an exhibit

Location Plan near SY15 6AT

A



This Plan includes the following Licensed Data: OS MasterMap Colour PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2020. Ordnance Survey 0100031673

Scale: 1:1250, paper size: A4



this is the exhibit marked 'A' referred to in the statutory
declaration of ROBERT KERR McHINTOCK made this 23rd February
before me 2021



ELISE HYLAND

SOLICITOR

HARRISONS SOLICITORS LLP

11 Berriew Street Welshpool

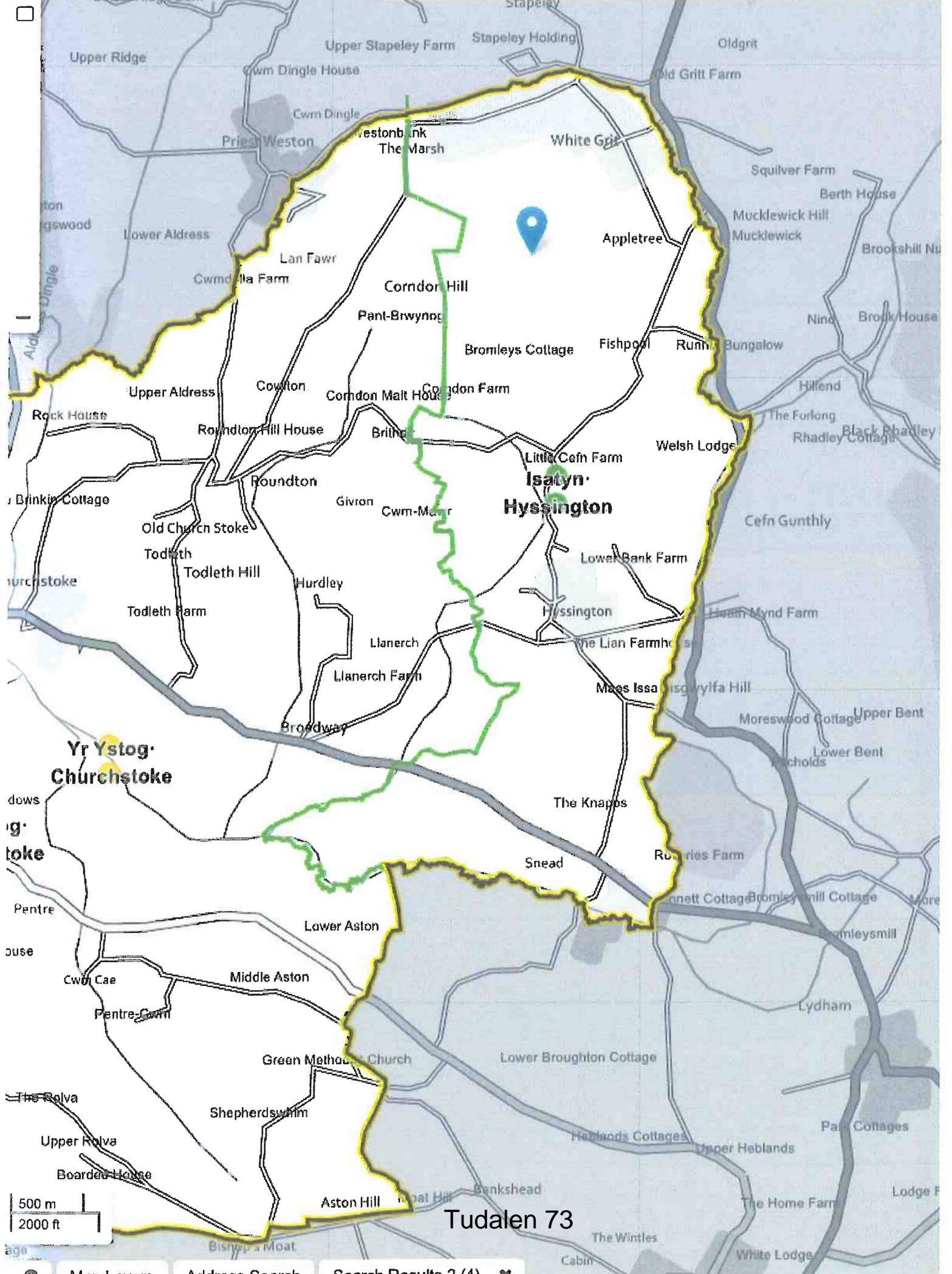
Powys SY21 7SL

POWYS LOCALITY MAP - HYSSINGTON WARD

Use of this mapping is subject to terms and conditions

'B'

Local Democracy and Boundary Commission for Wales, © Crown copyright and database right



500 m
2000 ft

Tudalen 73

Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

From: [Redacted]
To: [Redacted]
Date: [Redacted]

Appendix 3

IMG_2658.JPG (140 KB)

Hi Bob,

Probably a better picture for the registration process, courtesy of Margaret Wallsgrove, after she took pity on them!

Ann

sent from my iPad

Attached Images



TAKEN BY MARGARET WALLSGROVE - 2020



TAKEN BY LIZ WOODCOCK -
2014



TAKEN BY LIZ WOODCOCK -
2014

From: Village green

From: [REDACTED]

Date: Sun, 26 Jul 2020 13:55

or FOTGAH

ent from my iPad

egin forwarded message:

From: li [REDACTED]

Date: 25 July 2020 at 13:41:20 BST

Subject: Village green

Hi Gary

Do you still need photos of village green usage? If so we did some publicity shots for Rapsquillion on the green a few years ago and there is also a picture of the Bull of Bagbury procession going past the green. May be of use?

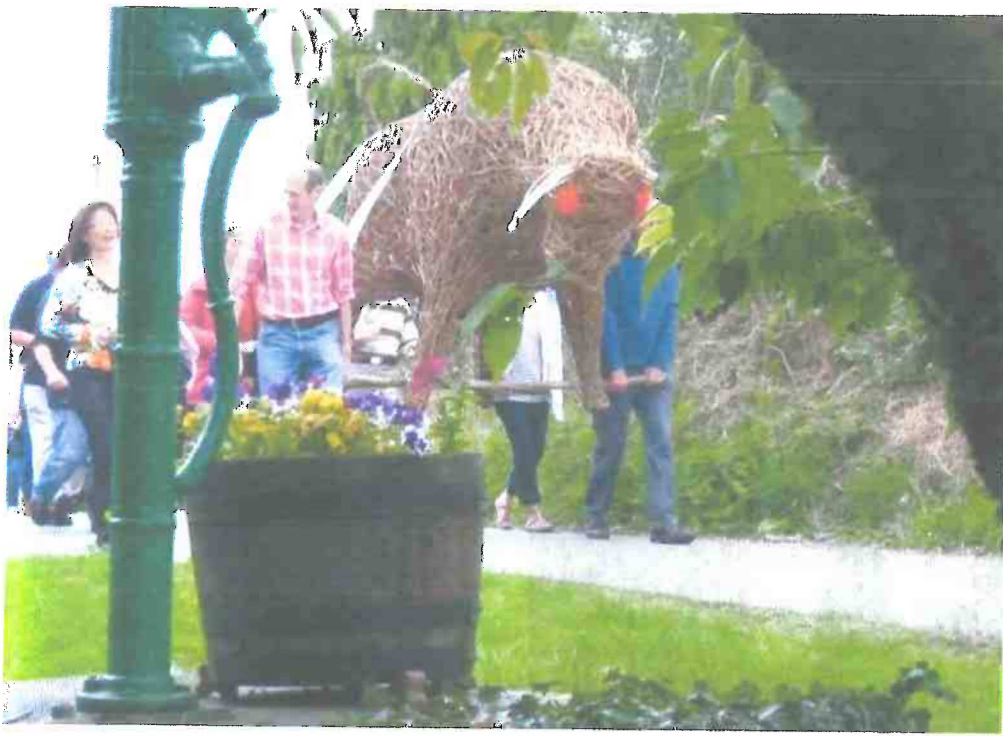
liz



TAKEN BY LIZ WOODCOCK -
2014



TAKEN BY LIZ WOODCOCK -
2014



TAKEN BY LIZ WOODCOCK - 2014

Photos from late 1980's

From:

To:

Date: Wed, 1 Jul 2020 20:27



IMG_0024.JPG (1.1 MB)

IMG_0004.JPG (551 KB)

IMG_0001.JPG (614 KB)

Hi All,
This is a selection - taken by Simon's Dad in the late 1980's. I love the sheep at the gate by what is now Stuart and Avril's,

ally

Attached Images



TAKEN BY MR CURRIE, SUBMITTED BY SAULT CURRIE - 1989

One more photo

From

To

Date: Wed, 1 Jul 2020 20:33

IMG_0010.JPG (604 KB)

The car does help to age the photo. C registrations came out in 1985. This was taken again in the late 1980's. Trees very small!

Sally

Attached Images



TAKEN BY MR CURRIW
SUBMITTED BY SALLY CURRIW - 1989



TAKEN BY LIZ WOODCOCK
1989



TAKEN BY LIZ WOODCOCK-
1989



TAKEN BY LIZ WOODCOCK-
2002

Subject: Scanned Photos

From: [REDACTED]

To: [REDACTED]

Date: [REDACTED]

Hi Bob,

I've attached a couple of photos of the Village Green, the first two from 1989 (I think), part of the Bank Holiday Flower Festival, and the third one is the bench being installed in 2002. I'll also send you a page from an old booklet about Hyssington and the Green, as soon as I can find it... I'm putting out a letter and a copy of the form we agreed on Facebook and the notice boards today asking for people to submit their stories and photographs, so fingers crossed!

Love,

Sent from my iPad

Begin forwarded message:

From: [REDACTED]

Date: [REDACTED]

To: Liz

Subject: Scanned Photos

Hi Liz,

Attached are scanned copies of the 3 photos I borrowed. I've also scanned the booklet and sent it to Jean.

Cheers,

Barry

Sent from [Mail](#) for Windows 10

Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

SUPPORTING STATEMENT SHOWING USE OF HYSSINGTON VILLAGE GREEN AS A COMMUNITY SPACE

Name: Mr/Mrs/Ms Dr Simon Curran

Address: PINFOLD
HYSSINGTON SY15 6AT

Occupation: G.P.

Description of Area: HYSSINGTON VILLAGE GREEN

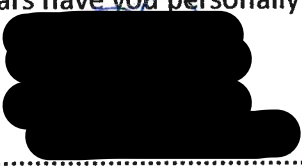
For what purposes have you used the area as a Village Green?

IN THE 35 YEARS I HAVE LIVED IN HYSSINGTON I HAVE BEEN A FREQUENT VISITOR TO THE VILLAGE GREEN OVER THE LAST 35 YEARS. IT IS THE EPICENTRE OF THE VILLAGE WITH VILLAGE PUMP, LISTED TELEPHONE BOX AND A MUCH USED MEMORIAL BENCH PLACED THERE NEARLY 20 YEARS AGO TO CELEBRATE THE LIFE OF A POPULAR YOUNG FARMER WHO DIED SUDDENLY AND TRAGICALLY. IT IS A PLACE OF PEACE AND CONTEMPLATION AND A PLACE TO CASUALLY MEET NEIGHBOURS AS THEY GO ABOUT THEIR BUSINESS. THERE IS NO DOUBT THAT OUR VILLAGE GREEN IS, AND ALWAYS HAS BEEN, THE EPITOME OF A VILLAGE GREEN.
During which years have you used this area as a Village Green? 1985 - 2020

For what purposes have you personally known others to use the area as a Village Green?

A PLACE FOR INFORMAL SOCIAL GATHERING AS IT IS NOT BIG ENOUGH FOR MORE FORMAL USE. A PLACE TO PLAY, TO MEET, TO CONTEMPLATE AND TO REMEMBER.

During which years have you personally known others to use this area as a Village Green? 1985 - 2020

Signed: 

Date: 17/10/20

SUPPORTING STATEMENT SHOWING USE OF HYSSINGTON VILLAGE GREEN AS A COMMUNITY SPACE

Name: Mr/Mrs/Ms SHIREY JONES

Address: TY GLYN, SNEAD, HYSSINGTON

..... MONTEOMERY, POWYS SY15 6EB.

Occupation: RETIRED.

Description of Area: VILLAGE LOOKS REALLY NICE WITH GREEN AT

..... THE CENTRE.

For what purposes have you used the area as a Village Green?

I've used the green for events at the chapel and my children have played there, catching tadpoles.

We did have a maypole on the green one year.

It was great when we tidied up the Green as it looked so nice when we came out of chapel. I was the one in the village who pushed for it to be tidied up back in the 1960's or 70's.

I also was involved in planting daffodils to brighten up the centre of the village along the bank on the green by the horsewell.

During which years have you used this area as a Village Green? 50 years +
1968 - 2020

For what purposes have you personally known others to use the area as a Village Green?

I've often seen people sitting on the benches on the green, especially visitors to the village. I'm sure that it was used for photos for a wedding a few years ago.

During which years have you personally known others to use this area as a Village Green? 50+ years.
1968 - 2020

Signed: [REDACTED]

Date: 14. 10. 20

SUPPORTING STATEMENT SHOWING USE OF HYSSINGTON VILLAGE GREEN AS A COMMUNITY SPACE

Name: Mr/Mrs/Ms AFRIANNE JONES

Address: FRIARS RACK, SNEAD, HYSSINGTON

..... MONTGOMERY, POWYS, SY415 6EB

Occupation: RETIRED.

Description of Area: The green is a focal point for Hyssington

..... village and when well looked after is a very attractive feature.

For what purposes have you used the area as a Village Green?

Recently (2016) when the local community came together to help clean up the green we had a community get together and I served tea and biscuits to the group.

I've also been involved in carol singing on the green and back when the telephone box routed via an operator for telephone calls, we called the operator and sang happy Christmas to her.

As a child I played "tick-tac" on the green and looked for tadpoles in the horsewell and stream.

In 2013 we had a moving nativity in the village and had cards under the cherry tree on the green and the cherry tree has been decorated with lights at Christmas time.

During which years have you used this area as a Village Green? over last 50 years.

1969-2020

For what purposes have you personally known others to use the area as a Village Green?

I've known local people sitting on the benches on the green. It is a focal point for the village and much used by the folk at the chapel.

During which years have you personally known others to use this area as a Village Green? 50 years +

1969-2020

Signed: 

Date: 17.10.20.

SUPPORTING STATEMENT SHOWING USE OF HYSINGTON VILLAGE GREEN AS A COMMUNITY SPACE

Name: Mr/Mrs/Ms SALLY CURRAN

Address: PINFOLD, HYSINGTON, MONTEDALEY,

POWYS SYIS GAT

Occupation: ACCOUNTANT

Description of Area: The green provides a lovely centre to the

village, outside the old post office and digged with the horsewell
that watered the horses that came to the Blacksmith in the then.

For what purposes have you used the area as a Village Green?

The area contains a phone box and bench seat. I've sat on the bench and used the phone box in the past. I've also met and chatted with neighbours on the Green. It's a great communal space for the village and its recent restoration has brought a great community spirit to the village.

During which years have you used this area as a Village Green? 25 years
1995 - 2020

For what purposes have you personally known others to use the area as a Village Green?

Visitors have stopped and sat on the bench for a rest. People in the village have met up to help clean up the area.

During which years have you personally known others to use this area as a Village Green? 25 years
1995 - 2020

Signed: 

Date: 17/10/2020

SUPPORTING STATEMENT SHOWING USE OF HYSSINGTON VILLAGE GREEN AS A COMMUNITY SPACE

Name: Mr/Mrs/Ms COLIN WALLSGROVE

Address: LOWER HOUSE
..... HYSSINGTON SYIS BAT

Occupation: RETIRED

Description of Area: HYSSINGTON VILLAGE
..... GREEN OPPOSITE OLD CHAPEL

For what purposes have you used the area as a Village Green?

WASSAILING & ROYING NATIVITY
BULL OF BAGBURY CELEBRATION

During which years have you used this area as a Village Green? ... 2002 - present

For what purposes have you personally known others to use the area as a Village Green?

During which years have you personally known others to use this area as a Village Green? ... 2002 - present

Signed:  Date: 25/10/20

SUPPORTING STATEMENT SHOWING USE OF HYSSINGTON VILLAGE GREEN AS A COMMUNITY SPACE

Name: Mr/Mrs/Ms MARGARET WALLS ROSE

Address: LOWER HOUSE, HYSSINGTON

..... MONTGOMERY POWYS SY15 6AT

Occupation: RETIRED TEACHER

Description of Area: PATCH OF GRASS OPPOSITE

..... OLD METHODIST CHAPEL, HYSSINGTON

For what purposes have you used the area as a Village Green?

COMMUNAL DISPLAY - FLOWER FESTIVALS
GATHERING FOR SINGING / WASSAILING
COMMUNAL BULB PLANTING +
MAINTENANCE OF OLD HORSEWELL.

During which years have you used this area as a Village Green? 1987 - present

For what purposes have you personally known others to use the area as a Village Green?

as above

During which years have you personally known others to use this area as a Village Green? 1987 - present

Signed: 

Date: 25/10/2020

SUPPORTING STATEMENT SHOWING USE OF HYSSINGTON VILLAGE GREEN AS A COMMUNITY SPACE

Name: Mr/Mrs/Ms STOCKING

Address: OLD POST OFFICE HYSSINGTON

..... POWYS. S415 6AT.

Occupation: RETIRED. POST MISTRESS.

Description of Area:

.....

For what purposes have you used the area as a Village Green?

FETCHED WATER FROM PUMP. (NOT IN USE NOW)
CHILDREN PLAYED ON IT WHEN YOUNGER.

During which years have you used this area as a Village Green? 70+ YEARS
1948-2020

For what purposes have you personally known others to use the area as a Village Green?

BENCH USED A LOT (WALKERS)
PHOTOGRAPHS TAKEN.
PRETTY TO LOOK AT FROM MY WINDOW.

During which years have you personally known others to use this area as a Village Green? 70+ YEARS
1948-2020

Signed:  Date: 23-10-20

SUPPORTING STATEMENT SHOWING USE OF HYSINGTON VILLAGE GREEN AS A COMMUNITY SPACE

Name: ~~Mr/Mrs/Ms~~ Jones

Address: Rockfield Hysington

Montgomery Powys. SY15 6AT

Occupation: Nurse

Description of Area:

.....

For what purposes have you used the area as a Village Green?

During which years have you used this area as a Village Green? 50+ YEARS

1969-2020

For what purposes have you personally known others to use the area as a Village Green?

Mopde Dancing
Walkers sit & have there sandwiches on bench.
Wedding photo's been taken on green.
Vintage display

During which years have you personally known others to use this area as a Village Green? 50+ YEARS

1969-2020

Signed: 

Date: 23-10-20

SUPPORTING STATEMENT SHOWING USE OF HYSINGTON VILLAGE GREEN AS A COMMUNITY SPACE

Name: Mr/Mrs/Ms BARRI LLEWELYN

Address: GREAT BRITHDIR, CHURCHSTOKE, POWYS

Occupation: FARMER

Description of Area: AREA ADJACENT TO PHONE BOX

..... HYSINGTON SY15 6AT (SO 3126 9415)

For what purposes have you used the area as a Village Green?

CATCHING TADPOLES OUT OF THE WELL ON
VILLAGE GREEN

During which years have you used this area as a Village Green? 1962-63

For what purposes have you personally known others to use the area as a Village Green?

SAME AS ABOVE

During which years have you personally known others to use this area as a Village Green? 62-63

Signed:  Date: 28/9/20

SUPPORTING STATEMENT SHOWING USE OF HYSSINGTON VILLAGE GREEN AS A COMMUNITY SPACE

Name: Mr/Mrs/Ms BRYAN LLEWELLYN

Address: FAIRVIEW LODGE, CHURCHSTOKE,
MONTGOMERY POWYS SY15-6EA.

Occupation: RETIRED

Description of Area: GREEN ADJACENT TO PHONE BOX,
HYSSINGTON (SO 3126 9415) SY15 6AT

For what purposes have you used the area as a Village Green?

TO PUMP WATER & TAKE IT TO THE VILLAGE HALL
WHERE THE SCHOOL CHILDREN HAD THERE DINNER
~~IN THE~~

During which years have you used this area as a Village Green? 1958 - 1959

For what purposes have you personally known others to use the area as a Village Green?

SAME AS ABOVE

During which years have you personally known others to use this area as a Village Green? 1958 - 1959.

Signed: 

Date: 28-9-2020

SUPPORTING STATEMENT SHOWING USE OF HYSSINGTON VILLAGE GREEN AS A COMMUNITY SPACE

Name: Mr/Mrs/Ms PERKS

Address: CRIB-Y-GWYNT, BARNES LANE, HYSSINGTON

..... MONTGOMERY, POWYS SY15 6AT

Occupation: RETIRED

Description of Area: AREA ADJACENT TO PHONE BOX

..... HYSSINGTON SY15 6AT (SQ 3126 9415)

For what purposes have you used the area as a Village Green?

PICNIC WITH GRANDCHILDREN
WAITED FOR GRANDAD TO COME FROM WORK
SAT ON SEAT AND CHATTED TO FRIENDS AND

NEIGHBOURS
TAKEN GRANDCHILDREN TO SEE TADPOLES
A SPRING FLOWER FESTIVAL

VINTAGE ENGINE SHOW
ALSO USED WHEN I WAS A BROWNIE AND
GIRL GUIDE FOR DIFFERENT EVENTS

During which years have you used this area as a Village Green? 1958 + 1984 TO PRESENT DATE

For what purposes have you personally known others to use the area as a Village Green?

SEEN WALKERS USE IT TO RELAX, HAVE A DRINK
AND HAVE PICNICS
USED AS EXTRA SEATING FOR FUNERALS
AT CHAPEL

During which years have you personally known others to use this area as a Village Green? 1960s + 1984 TO DATE

Signed: [REDACTED]

Date: 27-6-2020

SUPPORTING STATEMENT SHOWING USE OF HYSSINGTON VILLAGE GREEN AS A COMMUNITY SPACE

Name: ~~Mr/Mrs~~/Ms ANSON PRUCE

Address: SCHOOL HOUSE HYSSINGTON,

Occupation: BOOKSHOP MANAGER

Description of Area: GREEN ADJACENT TO PHONE BOX,
HYSSINGTON, SY15 6AT (SO 3 126 9415)

For what purposes have you used the area as a Village Green?

- SIT & WATCH THE WORLD GO BY
- FUNERALS
- GETTING TAPPOLES
- BUS PARKED BY/ON GREEN FOR SCHOOL BUS
- TREASURE HUNT
- WAITING FOR LIBRARY VAN
- WAITING TO BE PICKED UP FOR GUIDES.

During which years have you used this area as a Village Green? 56 YEARS

1964 - 2020

For what purposes have you personally known others to use the area as a Village Green?

- PHOTOGRAPHS FOR WEDDINGS
- FLOWER FESTIVAL
- ROUTE TO FETCH WATER FROM THE PUMP
- PARKING

During which years have you personally known others to use this area as a Village Green? 56 YEARS

1964 - 2020

Signed: [Redacted Signature]

Date: 8/7/2020

SUPPORTING STATEMENT SHOWING USE OF HYSSINGTON VILLAGE GREEN AS A COMMUNITY SPACE

Name: ~~Mr/Mrs/Ms~~ Jean Bounay

Address: Hyssington Farm, Hyssington
Montgomery Powys SY15 6AT

Occupation: Self Employed

Description of Area:

For what purposes have you used the area as a Village Green?

A local farmer, neighbour & friend, died under tragic circumstances. 3 local couples, his class friends, did a fund raise to place a bench on the green in remembrance of him.

As children in the local school, we were always playing around the horse well catching tadpoles.

During which years have you used this area as a Village Green? 1960's - present day.

For what purposes have you personally known others to use the area as a Village Green?

Flower festival

During which years have you personally known others to use this area as a Village Green? 1960's - present day.

Signed: [Redacted] Date: 7/10/20

SUPPORTING STATEMENT SHOWING USE OF HYSSINGTON VILLAGE GREEN AS A COMMUNITY SPACE

Name: Mr/Mrs/Ms Annie Frost

Address: Garsy House, Hyssington, SY15 6AT

Occupation: Retired

Description of Area: GREEN ADJACENT TO PHONE BOX

..... HYSSINGTON, SY15 6AT (SA 3126 9415)

For what purposes have you used the area as a Village Green?

Meeting point for village events,

Gathering for Bagbury Bull festival

The Green is generally thought of as the Centre of the Village. We have a 'Boving Nativity' every year, and Maye Joseph wait on the Green

During which years have you used this area as a Village Green? 2014 - Present

For what purposes have you personally known others to use the area as a Village Green?

A popular meeting place for events taking place in the village.

Walkers often use the bench and the Green for picnicing

During which years have you personally known others to use this area as a Village Green? 2014 - Present, but this area has been used as a Village Green for many years

Signed: Date: 30/1/21

SUPPORTING STATEMENT SHOWING USE OF HYSINGTON VILLAGE GREEN AS A COMMUNITY SPACE

Name: Mr/Mrs/Ms Louise Tomkins

Address: Brynawel, Hyssington, Powys SY15 6AT

Occupation: Local Government Officer

Description of Area: GREEN ADJACENT TO PHONE BOX

HYSSINGTON, SY15 6AT (SA 3126 9415)

For what purposes have you used the area as a Village Green?

I used to play on the green whilst visiting my Gran. We would sit on the bench and have a picnic often. 1982-1990
I have also taken my own children to have their photo on the bench. 2006-2019

During which years have you used this area as a Village Green? 1982 - 2019

For what purposes have you personally known others to use the area as a Village Green?

As my property is opposite I often see people down at the horse well and sitting on the bench eating a picnic. Also I recall a school group on a field trip using it as a base to congregate

During which years have you personally known others to use this area as a Village Green? 2000-2019/20

Signed:  Date: 30 Jan 2021

SUPPORTING STATEMENT SHOWING USE OF HYSSINGTON VILLAGE GREEN AS A COMMUNITY SPACE

Name: Mr/~~Mrs~~ ADRIAN LEWIS

Address: BANK COTTAGE, HYSSINGTON

MONTGOMERY FOLYS

Occupation: ENGINEER

Description of Area: GREEN ADJACENT TO PHONE BOX

HYSSINGTON, SYDNEY (SA 3126 9415)

For what purposes have you used the area as a Village Green?


PICNICS WITH CHILDREN WHEN THEY WERE YOUNGER.
AS A MEETING POINT FOR VARIOUS ORGANISED
EVENTS, MAINLY CYCLING RELATED.

During which years have you used this area as a Village Green? 1990 - 2021

For what purposes have you personally known others to use the area as a Village Green?

MEETING POINT, RECREATION, AS A MEETING PLACE
MID WALK.

During which years have you personally known others to use this area as a Village Green? 1994 - 2021

Signed: 

Date: 6-2-2021

my memories of the Hyssington
village green.

my home was at woodgate I
attended Sunday school in the Methodist
Chapel opposite the village green
after Sunday school we would play
on the green before walking home

on August the 4th 1975 my
mothers funeral was held in the Methodist
Chapel people who attended were
standing on the village green shading
from the heat under the cherry tree.

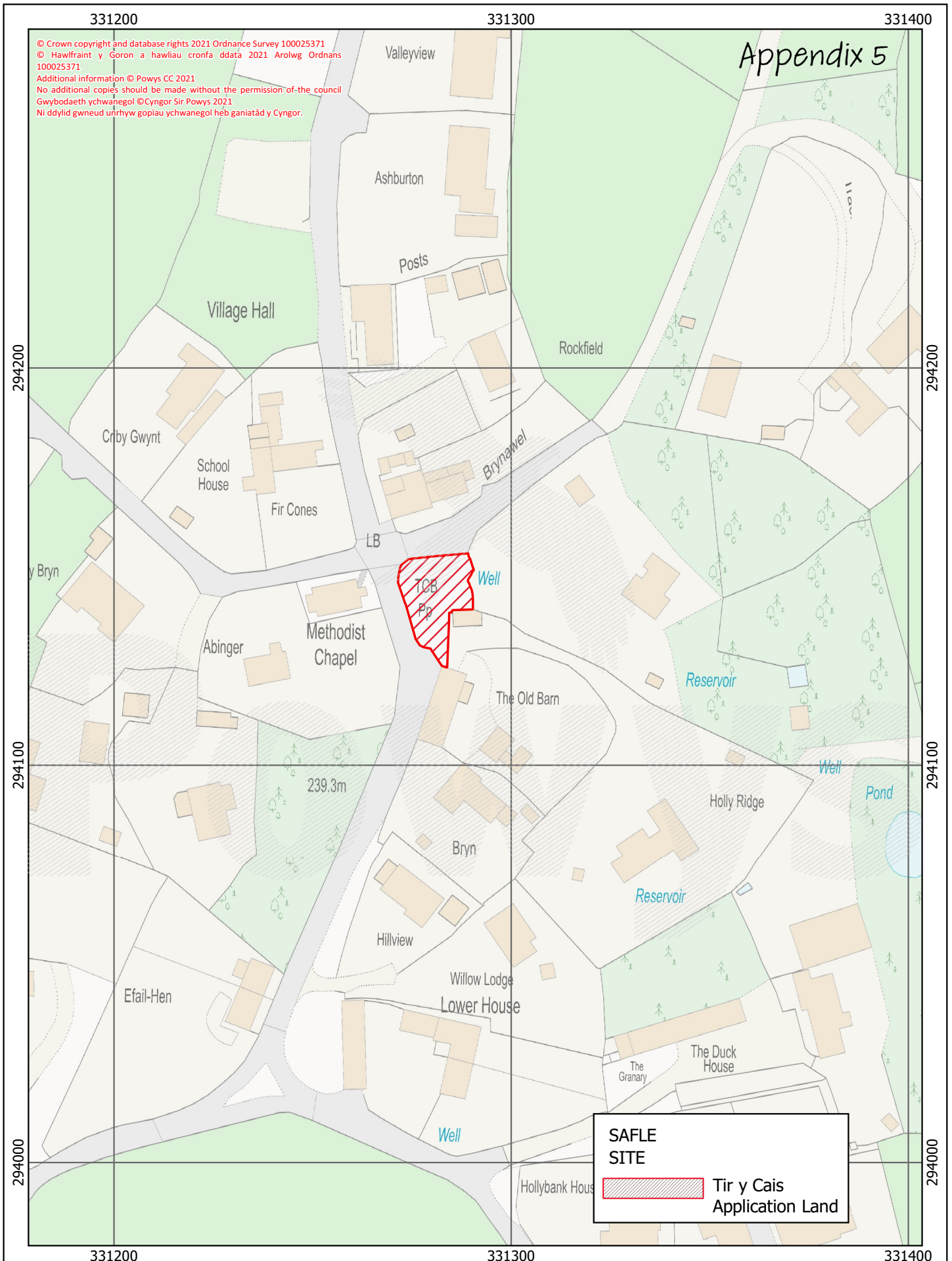
In August 1989 the church
held a flower festival a maypole was
placed on the village green it was a
lovely feature.

The village green has always
been a part of Hyssington

Christine Edwards nee Bortfield


1960 - 2020

Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol



Appendix 5

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SAFLE SITE
 Tir y Cais Application Land

Cyngor Sir Powys County Council

DEDDF TIROEDD COMIN 2006 - ADLAN 15(1)
 CYNGOR SIR POWYS AWDURDOD COFRESTRU
 COMMONS ACT 2006-SECTION 15(1)
 POWYS COUNTY COUNCIL REGISTRATION AUTHORITY

Rhybudd o gais i gofrestru tir fel maes tref neu bentref
 Notice of an application for the registration of land as a Town or Village Green
 Isatyn, Trefaldwyn/Hyssington, Montgomery
 Rhif y Cais/Application no. 21-001YG
Tudalen 103
 Dyddiad / Date: 2/12/2021 - Graddfa / Scale: 1:1250 @ A4 - X: 331291, Y: 294132

Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol