

# Planning, Taxi Licensing and Rights of Way Committee Report

## UPDATE REPORT

<b>Application No:</b>	P/2017/0542	<b>Grid Ref:</b>	322767.05 311683.64
<b>Community Council:</b>	Guilsfield	<b>Valid Date:</b>	<b>Officer:</b> 17/05/2017 Sara Robinson
<b>Applicant:</b>	Mr + Mrs Griffiths, Twin Oaks, Guilsfield, Welshpool, Powys, SY21 9PX		
<b>Location:</b>	Twin Oaks Guilsfield Welshpool Powys SY21 9PX		
<b>Proposal:</b>	Outline - Erection of one detached dwelling, formation of a new vehicular access and associated works		
<b>Application Type:</b>	Application for Outline Planning Permission		

### Reasons for Update

Further correspondence has been received from the local Councillor which is to be considered at committee.

### Consultee Response

Cllr David Jones

I write as the local member for Guilsfield. I will not be able to attend the Planning Committee on 14<sup>th</sup> September due to a prior commitment. Firstly I would like to congratulate you on such a comprehensive report but ask that my views be passed to the Planning Committee.

I note from your report that apart from the community council all the statutory consultees support this application. I believe that it is a matter of policy that they oppose all applications that are outside the development line. In this case the application site lies across the lane from the development line in Guilsfield. In this area that line has been breached several times in the last few years. In this case I understand the dwelling will be for Mr. and Mrs. Griffiths' son who went to Guilsfield school as do his children. He is a master craftsman who designed and built a new door for the parish church in Guilsfield. They are a local family.

I would further point out that the proposed dwelling is so close to the village that it will use the main sewer. It will be served by existing street lights and is only a few yards from the 30mph sign. I agree with your recommendation of conditional consent and in supporting this application urge the planning committee to also support it also.

## **Recommendation**

In light of above the recommendation is one of approval.

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Case Officer: Sara Robinson- Planning Officer  
Tel: 01597 827229 E-mail:sara.robinson@powys.gov.uk