

MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT COUNCIL CHAMBER - COUNTY HALL, LLANDRINDOD WELLS, POWYS ON THURSDAY, 7 DECEMBER 2017

PRESENT

County Councillor K Lewis [Chair]

County Councillors K Lewis, L V Corfield, H Hulme, M J Jones, H Lewis, I McIntosh, P C Pritchard, D Selby, K S Silk, D A Thomas, E Vaughan, G I S Williams, D H Williams, J Williams and R Williams

1. APOLOGIES

Apologies for absence were received from County Councillors EM Jones, D Price and P Roberts and County Councillor L. George was on other Council business. The Committee noted that Councillor Mark Barnes had resigned from the Committee.

2. MINUTES OF THE PREVIOUS MEETING

The Chair was authorised to sign as a correct record the minutes of the meeting held on 16 November, 2017.

Planning

3. DECLARATIONS OF INTEREST

(a) County Councillors D Thomas and D H Williams declared a personal and prejudicial interest in application P/2017/1074 because they were LEA Governors of other local schools, but would rely on a dispensation granted by the Standards Committee for school governors.

County Councillors E Vaughan declared a personal interest in application P/2017/1023 because he was a Governor for the school federation of Glantwymyn, Carno and Llanbrynmair.

(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 the following members (who are not members of the Committee) would be speaking as the 'local representative' for the following applications:

RAD/2004/0572 – County Councillor A Williams

P/2017/1082 – County Councillor J Evans

P/2017/1074 – County Councillor S Davies

4. PLANNING APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE

The Committee considered the report of the Head of Regeneration, Property and Commissioning (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 RAD/2004/0572 Land at Llanshay Farm, Knighton, Powys

Grid Ref: 329478.73 271872.05

Valid Date: 24/11/2004

Officer: Steve Packer

Community Council: Knighton Town Council

Applicant: Messrs RR Price & Son & c/o Llanshay Farm, Llanshay Lane, Knighton, Powys, LD7 1LW

Location: Land at Llanshay Farm, Knighton, Powys

Proposal: Outline: Amended application for residential development of 103 dwellings, vehicular access and associated engineering works (all matters reserved)

Application Type: Application for Outline Planning Permission

County Councillor A Williams spoke as the local representative.
Mrs A Harroway spoke against the application.
Mr I Pryce and Mr A Southerby spoke as the Agents.

The Planning Officer advised that if the Committee was minded to approve the application he also recommended that it be delegated to the Professional Lead Development Management to discuss with the Education Department the contribution to education services and to add a condition regarding the phasing of the development.

In response to questions the Planning Officer advised that the site was an allocated site in the Unitary Development Plan [UDP] but had been identified as a candidate site in the Local Development Plan [LDP]. Its final status was a matter for the Planning Inspector to determine and therefore carried little weight. He advised that the development boundary for Knighton was that as detailed in the Unitary Development Plan [UDP]. The Professional Lead Development Management advised that Knighton was an area centre in the UDP and it was considered that the development was sustainable.

The Planning Officer advised Severn Trent Water had raised a number of concerns which had been reflected in the recommended conditions. As this

application was for outline planning permission the layout of the site etc. and how the aqueduct is traversed would be considered at reserved matters stage.

The Professional Lead Development Management advised that if consent was approved the developer would have five years in which to commence the development.

In response to questions regarding the grade of agricultural land the Committee noted that the UDP states that Grades 1, 2 and 3a agricultural land should be safeguarded. This was a material issue for consideration.

RESOLVED:	Reason for decision:
<p>that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes and that it be delegated to the Professional Lead Development Management in consultation with the Vice Chair to add a condition regarding the phasing of the development and that it be delegated to the Professional Lead Development Management to secure an appropriate contribution to education services if justified.</p>	<p>As officers recommendation as set out in the report which is filed with the signed minutes.</p> <p>To safeguard the character and appearance of the area.</p>

County Councillor R Williams took his seat in the meeting.

4.3 P/2017/0700 Land on Brecon Road, Builth Wells, Powys, LD2 3DY

Grid Ref: 304238.34 250319.23

Valid Date: 21/07/2017

Officer: Tamsin Law

Community Council: Builth Wells Community Council

Applicant: Mr & Mrs John Gerald Evans, Brentwood, Builth Wells

Location: Land on Brecon Road, Builth Wells, Powys, LD2 3DY

Proposal: Outline: Residential development, formation of vehicular access and infrastructure, and all associated works (some matters reserved)

Application Type: Application for Outline Planning Permission

Mr J Anderson spoke against the application.
 Mrs G Ayling spoke against the application.
 Mr D Hughes spoke as the Agent.

The Principal Planning Officer advised that if the Committee was minded to approve the application the update contained revised conditions and it was also recommended that an implementation scheme should be added to the Highway conditions.

In response to questions regarding the drainage, the Principal Planning Officer advised that Welsh Water had advised that previously surface water had been entering the foul water system. However, as a result of recent work undertaken in the area the sewerage capacity in the area had increased. Welsh Water had no objections to the application subject to a suitable condition requiring the submission of a surface water strategy prior to the commencement of development.

RESOLVED:	Reason for decision:
<p>that the application be granted consent, subject to the conditions set out in the update report which is filed with the signed minutes and subject to condition 23 being amended and subject to a Section 106 agreement to secure amenity space provision within the application site in accordance with fields in trust standards within 3 months from the date of the committee meeting.</p>	<p>As officers recommendation as set out in the report which is filed with the signed minutes.</p> <p>To ensure that the requirements of the conditions are implemented.</p>

County Councillor J Williams left the meeting.

4.4 P/2017/0583 Land Adj to Ridgemount, Newbridge on Wye, Powys, LD1 6LG

Grid Ref: 301635.35 257744.27

Valid Date: 02/06/2017

Officer: Thomas Goodman

Community Council: Llanyre Community Council

Applicant: Mr J Potter, Gara Barton, Hatcherleigh, Totnes, Devon, TQ9 7AD

Location: Land Adj to Ridgemount, Newbridge on Wye, Powys, LD1 6LG

Proposal: Outline - Outline planning application for residential development and associated works

Application Type: Application for Outline Planning Permission

The Principal Planning Officer advised that if the Committee was minded to approve the application the conditions were those contained in the update report and subject to a S106 agreement to secure a financial contribution to education and amenities space provision either on the site or in the village.

The Highways Authority confirmed that it had no objections to the application subject to conditions. In response to questions the Principal Planning Officer advised that Welsh Water had no objections to the development subject to a drainage scheme being submitted.

RESOLVED:	Reason for decision:
that the application be granted consent, subject to the conditions set out in the update report which is filed with the signed minutes and to the signing of a S106 agreement to secure a financial contribution to education and amenities space either on the site or in the town.	As officers recommendation as set out in the report which is filed with the signed minutes. To mitigate against the impact of the development on Newbridge primary school and to ensure that the site is served by appropriate amenity space provision

The Chair adjusted the Agenda to accommodate speakers and the public.

4.8 P/2017/1082 Waters Edge, Llanthomas Lane, Llanigon, Hereford, Powys, HR3 5PU

Grid Ref: 321185.91 240277.97

Valid Date: 27/9/2017

Officer: Thomas Goodman

Community Council: Llanigon Community Council

Applicant: Mr S Hodges, Llanthomas Lane, Waters Edge, Llanigon, Hereford, Powys, HR3 5PU

Location: Waters Edge, Llanthomas Lane, Llanigon, Hereford, Powys, HR3 5PU

Proposal: Reserved matters application in regards to P/2017/0211 for the erection of a dwelling

Application Type: Application for Approval of Reserved Matters

County Councillor J Evans spoke as the local representative.

In response to questions the Professional Lead Development Management advised that the proposed development was in excess of 20 metres from the nearest property (i.e. nearest window in the proposed dwelling to nearest window in the existing property opposite the proposed dwelling), so safeguarding the amenities of other properties.

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

4.10 P/2017/0731 Land to east of the Old Hand & Diamond Inn, Coedway, SY5 9AR

Grid Ref: 334217.1 314726.9

Valid Date: 27/06/2017

Officer: Rachel Mulholland

Community Council: Bausley & Criggion Community Council

Applicant: P Rowley & S Withinshaw, Upper House, Longnor, Shrewsbury, SY5 7PP.

Location: Land to east of the Old Hand & Diamond Inn, Coedway, SY5 9AR

Proposal: Outline: Erection of a dwelling, construction of vehicular access and installation of sewage treatment plant (some matters reserved).

Application Type: Application for Outline Planning Permission

Mrs J Weston spoke against the application.

Miss S Withinshaw spoke as the applicant and Mr M Lloyd spoke as the agent.

In response to questions regarding capacity of the area the Professional Lead Development Management advised that he considered that the area was approaching capacity from a sustainability perspective.

The Highways Authority advised that the site was within the 30mph limit zone. The proposed visibility splays were in excess of what was required and the provision of a footpath meant that the Highways Authority had no objections.

The Planning Officer advised that the applicant had challenged the Natural Resources Wales [NRW] flood map. NRW had reviewed the maps and advised that the site was outside the flood zone area and so had removed its objections.

Concerns were raised about what was considered to be the edge of the village. The Professional Lead Development Management advised that Planning Inspectors' decisions and the character of an area had to be taken into consideration.

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

County Councillor K Silk advised that she had voted against the application as she considered it would have a detrimental impact on the character of the village and contrary to policy HP4.

- 4.13 P/2017/1023 Ysgol Glantwymyn C.P., Glantwymyn, Cemmaes Road, Machynlleth, Powys, SY20 8LX

Grid Ref: 282410.03 304458.28

Valid Date: 14/09/2017

Officer: Dunya Fourie

Community Council: Glantwymyn Community Council

Applicant: Powys County Council

Location: Ysgol Glantwymyn C.P., Glantwymyn, Cemmaes Road, Machynlleth, Powys, SY20 8LX.

Proposal: Full: Erection of extensions to existing school, new vehicular access and parking, and new multi-surface MUGA pitch

Application Type: Application for Full Planning Permission

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

The Committee adjourned for lunch at 1.00 p.m. and reconvened at 1.35 p.m.

County Councillor P Pritchard left the meeting.

4.5 P/2017/1083 Ysgol Gynradd, Wirfoddel A Reolir, Llanelwedd, Disserserth, Builth Wells, Powys, LD2 3TY

Grid Ref: 304552.43 251819.55
Valid Date: 27/09/2017
Officer: Thomas Goodman
Community Council: Llanelwedd Community Council
Applicant: Powys County Council
Location: Ysgol Gynradd, Wirfoddel A Reolir, Llanelwedd, Builth Wells, Powys, LD2 3TY
Proposal: Full: Installation of refurbished mobile classroom and associated works
Application Type: Application for Full Planning Permission

County Councillor M Mackenzie spoke as the local representative.
Mr G Jones, Interim Head of Schools spoke on behalf of the applicant.

The Principal Planning Officer advised that although the proposed classroom could be built on stilts the route to it, which emergency vehicles would use, would be through an area which would flood.

The Chair adjourned the meeting to allow the Professional Lead Development Management and Principal Planning Officer to discuss the access route for emergency vehicles with the applicant.

On reconvening the Professional Lead Development Management recommended that consideration of the application be deferred to the next meeting to allow Development Management to discuss with the applicant alternative vehicle access routes to the proposed classroom.

RESOLVED:	Reason for decision:
that the application be deferred to the next Committee meeting.	To enable Development Management to discuss with the Education Department alternative vehicle access routes to the proposed development.

4.14 P/2017/1074 Ysgol Gymraeg, Dyffryn y Glowyr, Gurnos, Swansea, POWYS

Grid Ref: 277217.96 209933.05
Valid Date: 20/09/2017

Officer: Lorraine Jenkin
Community Council: Ystradgynlais Town Council
Applicant: Powys County Council
Location: Ysgol Gymraeg, Dyffryn y Glowyr, Gurnos, Swansea, Powys
Proposal: Full - Installation of a refurbished de-mountable classroom in the school grounds
Application Type: Application for Full Planning Permission

County Councillor S Davies spoke as the local representative.

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

4.12 P/2017/0966 Land East of Fron Olau Adfa Newtown Powys SY16 3DB

Grid Ref: 306333.52 300960.51
Valid Date: 22/08/2017
Officer: Gemma Bufton
Community Council: Dwyriw Community Council
Applicant: Mr S Isaac, Plot 2, Adfa, Newtown, Powys, SY16 3DB
Location: Land East of Fron Olau, Adfa, Newtown, Powys, SY16 3DB
Proposal: Outline: Erection of 2 dwellings and all associated works (some matters reserved)
Application Type: Application for Outline Planning Permission

The Principal Planning Officer advised that if the Committee was minded to approve the application the conditions were those contained in the update and that delegated authority be given to the Professional Lead Development Management to add conditions regarding drainage as requested by Severn Trent.

The Principal Planning Officer in response to comments advised that Development Management considered that the development was sustainable.

RESOLVED:	Reason for decision:
<p>that the application be granted consent, subject to the conditions set out in the update report which is filed with the signed minutes and that delegated authority be given to the Professional Lead Development Management, in consultation with the Vice Chair, to add conditions regarding drainage as requested by Severn Trent.</p>	<p>As officers recommendation as set out in the report which is filed with the signed minutes.</p> <p>To ensure that the site is served by an appropriate drainage scheme.</p>

4.6 P/2015/0803 Varteg Hill, Land South of Ystalyfera, Neath and Port Talbot

Grid Ref: 277025.28 207387.59

Valid Date: 17/09/2015

Officer: Gemma Bufton

Community Council: Ystradgynlais Town Council

Applicant: Ystalyfera Wind Energy Ltd

Location: Varteg Hill, Land South of Ystalyfera, Neath and Port Talbot

Proposal: Construction and improvement of access track and improvement to the junction access point to serve wind farm comprising four wind turbines (with tip height up to 15m), internal access tracks, substation building, associated infrastructure

Application Type: Application for Full Planning Permission

The Committee was advised that the application for the turbines had recently been refused by Neath & Port Talbot County Borough Council.

RESOLVED:	Reason for decision:
<p>that the application be refused.</p>	<p>Insufficient information has been submitted within the Environmental Statement to demonstrate that the proposed development would not have an unacceptable impact on highway safety. The proposed</p>

	<p>development is therefore contrary to policy GP4 of the Unitary Development Plan, Technical Advice Note 18: Transport (2007) and Planning Policy Wales (Edition 9, 2016).</p>
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4.7 P/2017/1056 Land adj Parc Bronydd, Llansantffraid ym Mechain, Powys, SY22 6DZ

Grid Ref: 322430.5 320575.99

Valid Date: 15/09/2017

Officer: Gemma Bufton

Community Council: Llansantffraid Community Council

Applicant: Mr J Jones-Perrot, Bronyddon Farm, Llansantffraid ym Mechain, Powys, SY22 2TZ

Location: Land adj Parc Bronydd, Llansantffraid ym Mechain, Powys, SY22 6DZ

Proposal: Outline - Proposed residential development comprising of up to 6 dwellings and all associated works

Application Type: Application for Outline Planning Permission

In response to questions the Principal Planning Officer advised that the land to the south east of the site was not in the ownership of the applicant.

RESOLVED:	Reason for decision:
<p>that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes.</p>	<p>As officers recommendation as set out in the report which is filed with the signed minutes.</p>

4.9 P/2017/1125 Land adjacent to Cae Bryn Derwen, Brynderwen, Abermule, SY15 6JX

Grid Ref: 316431.5 295155.7

Valid Date: 02/10/2017

Officer: Rachel Mulholland

Community Council: Abermule Community Council

Applicant: Mr A Evans, 57 Dol Hir, Abermule, Powys, SY18 6JS

Location: Land adjacent to Cae Bryn Derwen, Brynderwen, Abermule, SY15 6JX

Proposal: Full: Erection of new dwelling and detached garage, creation of parking area and all associated works.

Application Type: Application for Full Planning Permission

Concerns were raised about development creep outside of the development boundary.

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

4.11 P/2017/0450 Greenacres Garden Centre, Howey, Llandrindod Wells, Powys, LD1 5PL

Grid Ref: 305271.91 259253.31

Valid Date: 24/04/2017

Officer: Thomas Goodman

Community Council: Disserth and Trecoed Community Council

Applicant: Mr Ken Bentley, Greenacres Garden Centre, Howey, Llandrindod Wells, Powys, LD1 5PL

Location: Greenacres Garden Centre, Howey, Llandrindod Wells, Powys, LD1 5PL

Proposal: Outline - Erection of four dwellings and associated works - some matters reserved

Application Type: Application for Outline Planning Permission

In response to concerns raised about settlement creep and the blurring of the distinction between settlements, the Professional Lead Development Management accepted that this was ribbon development but this was a brownfield site. In addition, the applicant had agreed to include an affordable dwelling in the development, which contributed towards this site being sustainable.

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

4.15 P/2017/0970 Llwyn Y Rhedyn, Station Road, Lanfyllin, Powys SY22 5DE

Grid Ref:

Valid Date: 11/09/2017

Officer: Eddie Hrustanovic

Community Council: Lanfyllin Community Council

Applicant: Powys County Council

Location: Llwyn Y Rhedyn, Station Road, Lanfyllin, Powys SY22 5DE

Proposal: Creation of new car parking arrangement and footway

Application Type: Application for Full Planning Permission

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

4.16 HEDG/2017/0006 Land near Chapel, Aberhosan, Machynlleth, Powys

Grid Ref: 280830.11 297440.64

Valid Date: 05/10/2017

Officer: Luke Jones

Community Council: Cadfach Community Council

Applicant: Powys County Council

Location: Land near Chapel, Aberhosan, Machynlleth, Powys

Proposal: Hedgerow removal application

Application Type: Application for Hedgerow Removal Notice

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

5. DECISIONS OF THE HEAD OF REGENERATION AND REGULATORY SERVICES ON DELEGATED APPLICATIONS

The Committee received for information a list of decisions made by the Head of Regeneration and Regulatory Services during the period between 9 November and 30 November 2017.

6. LOCAL ACCESS FORUM [LAF] - APPOINTMENT OF A COUNCIL REPRESENTATIVE
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The Committee noted that this item would be considered as the first item of the next meeting.

**County Councillor K. Lewis
[Chair]**