

MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD BY TEAMS ON THURSDAY, 3 DECEMBER 2020

PRESENT

County Councillor K Lewis (Chair)

County Councillors L V Corfield, E Durrant, L George, D R Jones, G Jones, M J Jones, F H Jump, H Lewis, D R Price, P C Pritchard, G Pugh, D Selby, K S Silk, E Vaughan, G I S Williams, D H Williams, J Williams, R Williams and J Wilkinson

1. APOLOGIES

Apologies for absence were received from County Councillor E M Jones.

2. MINUTES OF THE PREVIOUS MEETING

The Chair was authorised to sign as a correct record the minutes of the meeting held on 12 November, 2020.

Planning

3. DECLARATIONS OF INTEREST

- (a) There were no declarations of interest.
- (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

The Committee considered the report of the Head of Property, Planning and Public Protection (copies filed with the signed minutes).

4.1 Updates

There were no updates for this meeting.

4.2 20.1251.FUL Welshpool Church In Wales Primary School, Maesydre School Site, Howell Road, Welshpool, Powys SY21 7SU

Grid Ref: E: 322795 N: 307042

Valid Date:	31.07.2020
Community Council:	Welshpool Town Council
Applicant:	Powys County Council
Location:	Welshpool Church In Wales Primary School, Maesydre School Site, Howell Road, Welshpool, Powys SY21 7SU
Proposal:	Refurbishment of existing school building, demolition of existing outbuildings and associated structures and construction of a new school extension in order to provide 150 place Welsh Medium School with associated MUGA, playing field, landscaping, car park and infrastructure works
Application Type:	Full Application

The Professional Lead - Planning advised that if the Committee were minded to approve the application, it be delegated to him to determine the application provided that Welsh Government approve the listed building consent as submitted. However, if the Welsh Government refused consent or required any significant amendments to the latter, this planning application would be brought back to the Committee.

In response to a question the Professional Lead – Planning advised that there was no requirement for the Built Heritage Officer to be consulted on this application, as CADW would be considering the listed building consent application to inform Welsh Government. The Built Heritage Officer advised that she had however been involved in numerous site visits with CADW, the architects and Powys County Council. The Committee noted that accessibility throughout the building would be addressed through Building Regulations and that the Design and Access Statement referred to the installation of a lift.

In respect of the footpath on the site, the Solicitor advised that if the Committee was minded to approve the planning application, it would be incumbent on the applicant to abide by the separate rights of way legislation. The Committee noted that a Rights of Way informative was included with the recommended conditions.

In response to questions the Highway Authority Officer confirmed that although the internal parking arrangements were an issue for the applicant, it had confirmed that there would a drop off point, a one way system and that a safety audit would be undertaken. The Professional Lead – Planning advised that the Design and Access Statement referred to the design of the building achieving passivhaus standards. The Senior Land Drainage Officer confirmed that a flood consequence assessment had been completed and the site was outside the C2 floodzone.

The Professional Lead – Planning, in response to a question confirmed that Network Rail had not raised any concerns regarding the proposed development prejudicing the use of the railway.

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

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 - Planning to determine the application provided that Welsh Government approve the listed building consent as submitted. However, should Welsh Government refuse consent or require amendments then the application will need to be considered by the Committee again.</p>	<p>As officer's recommendation as set out in the report which is filed with the signed minutes.</p>

- 4.3 20/1896/AGR Agricultural notification for a proposed new bridge which replaces daily river crossings, to reduce pollution.

Grid Ref: E: 316426 N: 319032

Valid Date: 23/11/2020

Community Council: Llanfyllin Community Council

Applicant: Miss Lisa Barlow

Location: Green Hall, Llanfyllin, SY22 5LG.

Proposal: Agricultural notification for a proposed new bridge which replaces daily river crossings, to reduce pollution.

Application Type: Agricultural Notification

The Solicitor advised that as the land, the subject of the application, is within the ownership of a Councillor, he had reviewed the application documents and correspondence and confirmed that it had been processed “normally”, as required under the Planning Protocol.

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

RESOLVED:	Reason for decision:
that that prior approval is not be required.	As officer's recommendation as 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
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The Committee received for information a list of decisions made by the Head of Property, Planning and Public Protection during the period between 4 November 2020 and 24 November 2020.

6.	APPEAL DECISION
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The Committee received a copy of the Planning Inspectorate's letters regarding the appeals in respect of the following applications:

- 19/1071/REM - Coed-Y-Dinas, Mochdre, Newtown, SY16 4LA - the Committee noted that the Inspector had upheld the appeal.
- 19/1316/RES - Gobaith (Plot 5), Bron Y Gaer, Llanfyllin, SY22 5DF – it was noted that the Inspector had upheld the appeal.
- 19/0483/FUL - The Old Drill Hall, Cabin At, U1843 From Junction with Bridge Street to the Drill Hall, Rhayader, LD6 5AG - the Committee noted that the Inspector had dismissed the appeal.

County Councillor K Lewis (Chair)