

**MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT BY TEAMS ON FRIDAY, 22 JANUARY 2021**

PRESENT: County Councillor K Lewis (Chair)  
County Councillors G Jones, E M Jones, L V Corfield, E Durrant, L George,  
D R 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, R Williams and  
J Wilkinson

**1. APOLOGIES**

Apologies for absence were received from County Councillors J Williams

**2. MINUTES OF THE PREVIOUS MEETING**

The Chair was authorised to sign as a correct record the minutes of the meeting held on 3 December, 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

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

4.2 20/0659/FUL Neuadd Maldwyn, Severn Road, Welshpool, SY21 7AS

**Grid Ref:** E: 322826 N: 307337

**Valid Date:** 19.08.2020

**Community Council:** Welshpool Town Council

- Applicant:** Mr Arwyn Evans - Clwyd Alyn Housing Association
- Location:** Neuadd Maldwyn, Severn Road, Welshpool, SY21 7AS
- Proposal:** Redevelopment of former office building and site to provide an extra care facility, which will include 66 no. self-contained 1 & 2 bedroom apartments with supporting facilities. Alterations to Chalfont, and the demolition of the single storey outbuildings.

**Application Type:** Full Application

The Principal Planning Officer advised that the Welsh Ministers have been asked to call in the application. She advised that, as explained in the update report, if the Committee was minded to approve the application, no decision shall be issued until confirmation has been received from the Welsh Ministers regarding their consideration on whether to call in the application.

Anne Wilson, Clerk Welshpool Town Council spoke on behalf of the Town Council.

Mr P Bowyer spoke on behalf of objectors.

Mr M Roberts spoke on behalf of the applicant.

The Principal Planning Officer advised that a separate application regarding the changes to the listed building was to be determined by the Welsh Minister, as the property was owned by the Council.

In response to questions, the Principal Planning Officer advised that condition 11 required an environment management plan be submitted for prior approval, which would provide more details regarding biodiversity. Further information would also be required, by condition, in respect of landscaping and mitigation measures for the management of bats.

In respect of comments regarding the scale and impact of the extension, the Principal Planning Officer advised that the extension was set back behind the Grade II building and only partial views of the extension would be seen from Severn Road. From the other side of the site the extension would be viewed from and with other modern buildings. She advised that the Committee could only consider the application for a change of use to C2 class, the day to day operation of the proposed use of the site was not a planning consideration.

Comments were made about the number of parking spaces being reduced from 38, as originally recommended by the Highways Authority, to 27. The Highways Officer advised that the proposed reduction in the number of spaces allowed for improved ease of access to spaces and was not considered unrealistic given the close proximity to public parking facilities and drop-off/pick-up facilities on site. The Principal Planning Officer advised that if the Committee had concerns about the number of parking spaces it could, if it were minded to approve the application, amend condition 3 to provide 38 parking spaces.

The Built Heritage Officer confirmed that the listed building application and the impact on the surrounding area was for the Welsh Minister to consider, with advice from CADW. The Principal Planning Officer, in response to comments advised that if the Committee was minded to approve the application a condition could be added to ensure the bin store was located in an enclosed structure. In response to a question she advised that an informative in respect of birds should also be included if the Committee was minded to approve the application.

A proposal was made to defer consideration of the application so that the design of the extension could be considered by the Design Commission for Wales, the number of parking spaces and rubbish storage could be reviewed and CADW could be asked for comments regarding the impact on the adjoining listed buildings. The Principal Planning Officer advised that the Design Commission for Wales was not a consultee and the parking and rubbish facilities could be managed by conditions. She reminded the Committee that a separate listed building application was being considered by Welsh Ministers and so this was not an issue for consideration in this application. The Professional Lead – Planning and Solicitor advised that these were not valid grounds for deferment.

It was moved and duly seconded to approve the application as recommended by the officer in the update report and subject to the parking spaces being increased to 38, the bin store being in a covered structure, that an informative regarding birds be added and to the call in by the Welsh Minister.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<p><b>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 the parking spaces being increased to 38, the bin store being in a covered structure and that an informative regarding birds be added and to the call in by the Welsh Minister.</b></p>	<p><b>As officer’s recommendation as set out in the update report which is filed with the signed minutes.</b></p>

County Councillor F Jump asked that her vote against the application be recorded.

4.3 20/1870/HH Annegra, Borfa Green, Welshpool, SY21 7QE

**Grid Ref:** E: 322914 N: 308207

**Valid Date:** 17.11.2020

**Community Council:** Welshpool Town Council

**Applicant:** Mr & Mrs Seddon

**Location:** Annegra, Borfa Green, Welshpool, SY21 7QE

**Proposal:** Demolition of existing porch, extension to existing roof covering new porch, to cover replacement structure

**Application Type:** Householder

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

<b>RESOLVED:</b> that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes.	<b>Reason for decision:</b> As officer's recommendation as set out in the report which is filed with the signed minutes.
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4.4 20/2074/TRE Mulberry Place, Arthurs Gate, Montgomery, Powys, SY15 6QU

**Grid Ref:** E: 322482 N: 297021

**Valid Date:** 16.12.2020

**Community Council:** Montgomery Town Council

**Applicant:** S M Hayes

**Location:** Mulberry Place, Arthurs Gate, Montgomery, Powys, SY15 6QU

**Proposal:** Application to fell two trees within a conservation area

**Application Type:** Works to trees in Conservation Area

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.

<b>RESOLVED:</b> that the application be approved.	<b>Reason for decision:</b> As officer's recommendation as set out in the report which is filed with the signed minutes.
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<b>5. DECISIONS OF THE HEAD OF PROPERTY, PLANNING AND PUBLIC PROTECTION ON DELEGATED APPLICATIONS</b>
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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 25 November 2020 and 13 January 2021.

<b>6. APPEAL DECISION</b>
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The Committee received a copy of the Planning Inspectorate's letters regarding the following appeals:

- 19/1545/REM - Bron Heulwen, Bettws Cedewain, Newtown, SY16 3LF. The Committee noted that the Inspector had upheld the appeal.
- 20/0370/FUL - Dyffryn, Breidden Way, Guilsfield, Welshpool SY21 9PU. The Committee noted that the Inspector had dismissed the appeal.

<b>7. WATER QUALITY - RIVER SPECIAL AREAS FOR CONSERVATION</b>
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The Professional Lead Planning updated the Committee on Natural Resources Wales [NRW] announcements regarding water quality in rivers. NRW had published its findings regarding phosphate level failures on the River Wye in December and had now published details of failures on other rivers across Wales. As a result, it had published interim planning guidance which needs to be considered by applicants and Development Management with immediate effect.

The Committee noted that NRW had not made a direct link between high levels of phosphate and agriculture and it was noted that all rivers across Wales have phosphate problems. All potential sources of phosphates, including wastewater from houses, the spreading of manure on land and the erosion of banks need to be considered. Further information would be provided to all Members at a Member Development session.

<b>Taxi and other licensing</b>
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<b>8. MINUTES OF TAXI LICENSING SUB-COMMITTEES</b>
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The Chair presiding at the Taxi Licensing Sub-Committees held on 27 October 2020 and 30 November 2020 were authorised to sign the minutes as correct records.

**County Councillor K Lewis (Chair)**