

MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD BY TEAMS ON THURSDAY, 4 FEBRUARY 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, D H Williams, J Williams, R Williams and J Wilkinson

1. APOLOGIES

Apologies for absence were received from County Councillor G I S Williams.

2. MINUTES OF THE PREVIOUS MEETING

County Councillor P Pritchard challenged the accuracy of the minutes in relation to the Neuadd Maldwyn application saying that they made no mention of the points that he had made regarding access to Chalfont. It was acknowledged that Councillor Pritchard had made these comments but that the minutes were not intended to be a verbatim account of the debate.

The Professional Lead for Planning requested a number of amendments to the minutes:

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

The decision should read

RESOLVED 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 subject to the outcome of Welsh Government's consideration of the call-in request.

A reference to bin storage should be included in the text.

On item 7, second paragraph, the first sentence should be amended to read "NRW's evidence found no direct link between phosphate and intensive livestock units".

Subject to these amendments, the Chair was authorised to sign the minutes of the last meeting held on 22nd January 2021 as a correct record. County Councillor Phil Pritchard voted against and County Councillor Jon Williams abstained as he had not been at the meeting.

Planning

3. DECLARATIONS OF INTEREST

- (a) County Councillor G Jones declared a personal and prejudicial interest in application 19/0938/FUL Frochas Farm, Frochas, Welshpool as he knew 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 County Councillor G Pugh (who is a member of the Committee) would be acting as 'local representative' in respect of application 20/1820/FUL Business Park, Abermule.
- (d) The Committee noted that County Councillor G Breeze (who is not a member of the Committee) would be speaking as the 'local representative' in respect of application 19/0938/FUL Frochas Farm, Frochas, Welshpool.

4. PLANNING APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE

4.1 Updates

As the update related to the second application it was agreed that the Committee would adjourn after the first application to give members the opportunity to read the update.

County Councillor E Michael Jones left the meeting.

4.2 20/1820/FUL Business Park, Abermule, Powys, SY15 6NT

Application

Number: 20/1820/FUL

Grid Ref: E: 315775 N: 294250

Community Council: Abermule and Llandyssil Community

Valid Date: 06/11/2020

Applicant: Powys County Council

Location: Business Park, Abermule, Powys, SY15 6NT

Proposal: Erection of 9 business units (B1/ B2 & B8 use) and all associated works

Application Type: Full Application

County Councillor G Pugh spoke as the local representative.

Councillor Jane Rees spoke on behalf of Abermule with Llandyssil Community Council who opposed the application.

Louise Evans spoke on behalf of the applicant.

Officers answered questions on the design and usage of the buildings, consultation with the community confirming that all requirements had been followed, lighting, the number of electric charging points and access for lorries. The Highways officer confirmed that there was sufficient room for articulated lorries on site to turn without reversing.

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 set out in the report filed with the signed minutes.

County Councillor Roger Williams abstained as he had not been present for the whole of the debate.

The Committee was adjourned to give members time to read the update report circulated the previous evening in respect of the next application.

4.3 19/0938/FUL Frochas Farm, Frochas, Welshpool, Powys, SY21 9JD

Application Number: 19/0938/FUL **Grid Ref:** E: 320057
N: 308341

Community Council: Welshpool Community **Valid Date:** 21.06.2019

Applicant: Owen

Location: Frochas Farm, Frochas, Welshpool, Powys, SY21 9JD

Proposal: Erection of a broiler installation and silos, formation of a vehicular access and associated works

Application Type: Full Application

County Councillor G Breeze spoke as the local representative.

Councillor Alison Davies spoke on behalf Welshpool Town Council who opposed the application.

Kirsten Campbell-Morris spoke against the application.

Duncan Hamer spoke against the application.

The applicant, John Owen, and agent, Gerallt Davies, spoke in support of the application.

Officers were asked if adverse impact on the landscape of the development was an acceptable reason for refusal and were advised that it was. Officers were also asked about access to the site. Members pointed out that whilst there were passing bays, there was a pinch point where two articulated lorries would not be able to pass. Officers advised that they did not have information on the route that feed and birds would be taken to the site and whether or not this would be through Welshpool or via Guilsfield as the Applicant was not required to specify this.

Members asked about the impact of odour from manure spreading on the neighbouring garden nursery business and were advised that measurements could only be taken from buildings and not the land where manure was spread or the grounds of the nursery. Manure was currently spread on the site.

Members asked about rights of way and were advised that the application involved the extinguishing and diversion of two rights of way. Countryside Services were content that they could be diverted but this could not be made a condition of the application as it was a different legal process. Members also asked about the comments of the Built Heritage Officer and were advised that these related to the listed buildings at Llanerchydol Hall and not to the Historic Park and Garden which is Cadw's remit.

It was moved and duly seconded that the application be refused on the grounds of adverse impact on the landscape.

RESOLVED	Reason for decision
To refuse the application on the grounds of adverse impact on the landscape, the exact wording to be agreed by the Chair and the Lead Professional – Planning.	The proposed development by virtue of its size, scale and location would have a detrimental landscape impact.

The Vice-Chair County Councillor Gareth Jones returned to the meeting.

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 14th and 27th January 2021.

6.	APPEAL DECISION
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The Committee received a copy of the Planning Inspectorate letter regarding the appeal in respect of the following application:

APP/T6850/A/20/3260496 Site address: Upper Gwestydd Farm, Upper Gwestydd Lane, Cefn Mawr, Powys, SY16 3LA. The Committee noted that the inspector had upheld the appeal.

County Councillor K Lewis (Chair)