

## **MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT BY TEAMS ON THURSDAY, 2 DECEMBER 2021**

PRESENT

County Councillor K Lewis (Chair)

County Councillors G Jones, L V Corfield, L George, E M Jones, M J Jones, F H Jump, H Lewis, K Laurie-Parry, P C Pritchard, G Pugh, K S Silk, L Skilton, E Vaughan, M Weale, G I S Williams, D H Williams and R Williams

### **1. APOLOGIES**

Apologies for absence were received from County Councillors D R Price, D Selby and J Wilkinson.

### **2. MINUTES OF THE PREVIOUS MEETING**

The Chair was authorised to sign as a correct record the minutes of the meeting held on 11 November 2021.

## **Planning**

### **3. DECLARATIONS OF INTEREST**

(a) County Councillor H Williams declared a prejudicial interest in application 20/1314/FUL as he had spoken about the application at previous meetings and it could be deemed that he was predetermined.

County Councillors MJ Jones and G Williams declared personal interests in 20/1314/FUL due to their membership of Brecon Beacons National Park Authority [BBNPA], appointed by the Council. It was noted that comments on the application had been made by officers under delegated authority and were also made prior to Councillor Williams' appointment to the BBNPA.

(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 and prior to the meeting.

County Councillor H Williams having declared a prejudicial interest left the meeting for the following application.

#### 4.2 20/1314/FUL Land at Brynygroes Farm, Ystradgynlais, SA9 1LF

<b>Grid Ref:</b>	E: 299115 N: 267747
<b>Valid Date:</b>	21.08.20
<b>Community Council:</b>	Ystradgynlais Town Council
<b>Applicant:</b>	Mr Matthew Morgan
<b>Location:</b>	Land at Brynygroes Farm, Ystradgynlais, SA9 1LF
<b>Proposal:</b>	Full planning application for residential development and associated works
<b>Application Type:</b>	Full application

The Committee noted the update report. The Professional Lead - Planning advised that condition 25 should refer to condition 20 rather than condition 21.

In response to questions regarding the parking provision on the site the Professional Lead - Planning advised that although the parking provision was below the County Surveyors Society (CSS) standards, planning officers had agreed that on balance this was acceptable. Planning Policy Wales, national strategies on transport and Future Wales are looking to secure a modal shift away from cars to active travel and there is an opportunity to respond to this modal shift within this development. The Highways Officer advised that at the pre application stage, discussions the applicant had stated that the parking provided would be in line with the CSS Standards. However, when the parking schedule was received the Highways Officer noted that the parking levels fell below this standard. He advised that the applicant had not submitted a sustainability calculation to demonstrate that the site is sustainable and there is no evidence to show that there will be a reduction in car ownership. The Highways Authority's concern was that the parking provision was based on the viability of the site and not demonstrated by the sustainability of the site. The Highways Officer advised that as the sustainability exercise had not been undertaken by the applicant the availability of public transport had not been considered. He advised that the reduction in parking provision could be addressed and the update report indicated how the shortfall could be mitigated. The Senior Planning Officer advised that the developer had stated it was willing to review the parking provision if the Committee raised this as an issue.

In respect of concerns raised about the play area the Professional Lead - Planning advised that conditions were recommended to secure more play provision on the site and the future management of these areas. Comment was made that the provision of play equipment should be requested and that if the Committee was minded to approve the application conditions 31 and 32 should specifically refer to play equipment. Comment was also made that the provision of a number of informal play areas for such a large development rather than a site for team games may not be appropriate. The Senior Planning Officer advised that having larger open spaces might affect the viability of the development. The Professional Lead - Planning advised that the Sports Wales standards requires accessibility to sports pitches to be within 1.2kms and local sports pitches in the area are within this distance. He advised that the open space assessment does state that access to play equipment in the area may be lacking. However, the issue of viability of the site had to be balanced against the desire to seek more from the site.

In respect of housing types the Senior Planning Officer advised that the density of housing had been fulfilled. The Professional Lead - Planning advised the developer had identified a need for three bed properties in the area.

Concerns were raised about the drainage and flooding risks to the area below the site. The Professional Lead - Planning advised that SAB approval would not be given if there was a negative impact on flooding. The Highways Manager advised that the Land Drainage Officer had indicated that a solution can be found to address the flood risk and surface drainage issues.

In response to questions regarding deregistration of common land the Professional Lead - Planning advised that this was dealt with under other legislation and the developer would need to make the appropriate application.

The Senior Planning Officer in response to questions advised that the Welsh Language impact assessment had not been provided by the applicant. The Professional Lead - Planning advised that a Welsh Language impact assessment was not required on an allocated site, such as this. However, if the Committee was minded to approve the application a condition was recommended in respect of a Welsh Language impact action plan as the area was a Welsh language stronghold.

In response to questions about public sewerage the Committee noted that Welsh Water had advised that the local sewerage system and treatment works had capacity. The Professional Lead – Planning advised that the River Tawe was not designated as a special area of conservation (SAC) and therefore the restrictions in respect of phosphates did not apply.

The Senior Planning Officer advised, in response to a question about the provision of only four affordable houses, that a small part of the site is outside of the development boundary and so affordable houses are required in respect of this area. However, rather than locating the affordable housing on the edge of the development, the developer had agreed to locate them within the development. Comment was made that a condition should be included that the affordable houses are built before 50% completion of the scheme.

Due to the lack of detail regarding a number of issues it was moved to refuse the application. However, after discussion the proposer stated that he was willing to withdraw his proposal to refuse and move to defer the application.

It was moved and duly seconded to defer consideration of the application.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<b>that the application be deferred.</b>	<b>To enable the developer to consider and address the following matters: sustainability justification for the reduced parking provision, Welsh language action plan and the provision of play equipment.</b>

County Councillor H Williams returned to the meeting. County Councillor H Lewis left the meeting.

4.3 21/1399/FUL Station House, Talerddig, Llanbryn-mair, Powys, SY19 7AL

**Grid Ref:** E: 293092 N: 299437

**Valid Date:** 06.08.21

**Community Council:** Llanbryn-mair Community Council

**Applicant:** Ms Jan Coles

**Location:** Station House, Talerddig, Llanbryn-mair, Powys SY19 7AL

**Proposal:** Proposed change of use of residential dwelling to a registered childrens home

**Application Type:** Ful application

County Councillor D Jones-Poston's statement as the local representative was read out.

Mr P Jones, Mr T Richards and Mr I Edwards spoke as objectors.

Ms J Cole and Ms A-M Davies spoke as the applicants.

In response to questions the Highways Officer advised that the Trunk Road Agency had not raised any concerns regarding the junction from the trunk road and on receipt of information about traffic movements associated with the proposed change of use it had not raised any issues. In response to questions regarding passing places on the route from the trunk road, the Highways Officer advised there were three unofficial passing places and considering the nature of the proposed change of use there was no need to ask for any new passing places.

In response to questions regarding the railway line and the safety of the children who might live at the dwelling if the application were to be approved the

Professional Lead - Planning advised that the Committee should only consider the application for the change of use from C3 to C2. The safety of any residents was an operational matter and not a planning issue. It was noted that the Care and Social Services Inspectorate Wales [CSIW] would monitor the operation of the facility. The Committee noted that Network Rail had not objected to the development. The Planning Officer advised that if the Committee was minded to approve the application a condition was included in respect of the boundary fence for the whole site.

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

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

County Councillors E.M Jones, H Lewis, P Pritchard, K Silk and M Weale left the meeting.

<b>5.</b>	<b>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 4 November 2021 and 24 November 2021.

<b>6.</b>	<b>PLANNING PROTOCOL</b>
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The Committee considered the proposed amendments to the Planning Protocol.

<b>RESOLVED</b>	<b>Reason for decision</b>
<b>That the amendments to the Planning Protocol be approved and come into effect from 16 December 2021.</b>	<b>To keep the Protocol up to date.</b>

**County Councillor K Lewis (Chair)**