

MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT COUNCIL CHAMBER - NEUADD MALDWYN, WELSHPOOL, POWYS ON THURSDAY, 6 APRIL 2017

PRESENT

County Councillor D R Price (Chair)

County Councillors L V Corfield, S Davies, W J Evans, E M Jones, G M Jones, F H Jump, P J Medlicott, R H Mills, K S Silk, D A Thomas, D G Thomas, G I S Williams and D H Williams

Apologies for absence were received from County Councillors J C Holmes, Eldrydd M Jones and J M Williams

1.	APOLOGIES	PTLRW31 - 2017
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Apologies for absence were received from County Councillors Eldrydd Jones, WD Powell and JM Williams and from County Councillor JC Holmes who was on other Council business.

2.	MINUTES OF THE PREVIOUS MEETING	PTLRW32 - 2017
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The Chair was authorised to sign as a correct record the minutes of the meeting held on 16th March, 2017.

Planning

3.	DECLARATIONS OF INTEREST	PTLRW33 - 2017
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(a) County Councillor MJ Jones declared a personal interest in application P/2016/0047 as a member of the Brecon Beacons National Park Authority appointed by the County Council where highways access matters to this site were discussed,

(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) County Councillor LV Corfield (who is a member of the Committee) declared that she would be acting as 'local representative' in respect of application P/2016/0953.

(d) The Committee noted that the County Councillor EA Jones (who is not a member of the Committee) would be speaking as the 'local representative' in respect of application P/2016/0787.

4.	PLANNING APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE	PTLRW34 - 2017
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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. P/2016/0787 Domgay Hall, Llanymynech, Powys, SY22 6SW

Application No: P/2016/0787

Grid Ref: 327913.04 319288.53

Valid Date: 28/07/2016

Officer: Louise Evans

Community Council: Llandysilio Community Council

Applicant: Mr M Evans, E M Evans, Llangedwyn, Priddbwl, Oswestry, Shropshire, SY10 9JZ

Location: Domgay Hall, Llanymynech, Powys, SY22 6SW

Proposal: Erection of intensive poultry installation to include highway improvements, landscaping, demolition of building and all associated works

Application Type: Application for Full Planning Permission

County Councillor EA Jones spoke as the local member to support the application.

Mr M. Evans spoke as the applicant and Mr R. Corbett as the agent.

The Committee was advised that Officers were not completely satisfied with the response on the impact of the development on nearby SSSIs and therefore asked to give the Professional Lead Development Management delegated authority to determine subject to suitable conditions.

RESOLVED:	Reason for decision:
that the Committee is minded to grant consent, subject to suitable conditions to be imposed by the Professional Lead for Development.	As officers recommendation as set out in the report which is filed with the signed minutes.

4.3. P/2016/0953 Land adjacent to Heritage Green, Kingswood, Forden, Powys, SY21 8LH

Application No:	P/2016/0953
Grid Ref:	324093.02 302462.76
Valid Date:	10/11/2016
Officer:	Louise Evans
Community Council:	Forden with Leighton and Trelystan Community Council
Applicant:	Mr Steve Jennings, Primesave Properties, C/O Agent
Location:	Land adjacent to Heritage Green, Kingswood, Forden, Powys, SY218LH
Proposal:	Application for outline planning permission for a residential development and formation of new access with some matters reserved
Application Type:	Application for Outline Planning Permission

County Councillor LV Corfield spoke as the Local Representative to oppose the application and sat apart from Committee.
Mrs Jean Taylor spoke against the application.

The Committee was asked to give delegated authority to the Professional Lead for Development Management to grant conditional approval subject to an appropriate education contribution being secured if considered justified and to consult with the contaminated land officer.

The Committee asked about the concerns raised about the overshadowing of neighbouring properties and was advised that this was an outline application. If the future design did not comply with the Powys Residential Design Guide with respect to overshadowing of neighbouring properties the application is likely to be refused.

The Committee asked for permitted development rights for the erection of fencing to be removed. The Committee also asked for condition 13 to be amended so that a scheme for the provision of on-site recreational facilities would be put forward on submission of the design.

RESOLVED:	Reason for decision:
that the Professional Lead for Development Management be given delegated authority to grant approval, subject to securing an education	As officers recommendation as set out in the report which is filed with the signed minutes.

<p>contribution if justified, consultation with the Contaminated Land Officer, the inclusion of an additional conditions relating to permitted development rights and the conditions set out in the report which is filed with the signed minutes as amended above.</p>	
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Councillor Corfield returned to sit with the Committee.

4.4. P/2016/1077 Land North of the B49393, Coedway, Shrewsbury, SY5 9AR

Application No: P/2016/1077

Grid Ref: 333758.07, 315067.58

Valid Date: 28/10/2016

Officer: Bryn Pryce

Community Council: Bausley with Criggion Community Council

Applicant: L A Pugh C/O Agent

Location: Land North of the B4393 Coedway, Shrewsbury SY5 9AR

Proposal: Outline: Erection of up to two dwellings, construction of vehicular access and installation of sewage treatment plants, with some matters reserved

Application Type: Application for Outline 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 Chair advised that he would change the order of the agenda to accommodate members of the public who were speaking.

4.5. P/2017/0181 Llwyn Derw, Bwlch-y-Cibau, Llanfyllin, Powys, SY22 5LN

Application No: P/2017/0181

Grid Ref: 317908.03 317349.7

Valid Date: 14/02/2017

Officer: Kate Bowen

Community Council: Meifod Community Council

Applicant: Lady Linlithgow, Bryngwyn Hall, Bwlch-y-Cibau, Llanfyllin, SY22 5LF

Location: Llwyn Derw, Bwlch-Y-Cibau, Llanfyllin, Powys, SY22 5LN

Proposal: Full: Erection of detached dwelling and installation of sewage treatment plant

Application Type: Application for Full Planning Permission

Professor David Watkins spoke against the application.
Mr Richard Corbett spoke as the agent.

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.

4.6. P/2016/0047 Land at Former Cynlais School - Playing Field, Ystradgynlais, Powys

Application No: P/2016/0047

Grid Ref: 279041.35 211067.57

Valid Date: 15/02/2016

Officer: Gemma Bufton

Community Council: Ystradgynlais Town Council

Applicant: Mr Craig Hopkins, Station Road, Oak Lodge, Coelbryn, Neath, SA10 9PN.

Location: Land at Former Cynlais School - Playing Field, Ystradgynlais, Powys

Proposal: Residential development, formation of vehicular access road and all associated works (outline)

Application Type: Application for Outline Planning Permission

Members of the Committee questioned why there was no provision for affordable housing on the site and were reminded that the Viability Assessment for the LDP had concluded that it would not be viable to introduce an affordable housing contribution on housing developments in this area. Whilst the developer could choose to provide affordable units the Authority could not seek to enforce that through a Section 106 Agreement.

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.

4.7. P/2017/0159 Land at Baskerville Hall Hotel, Clyro Court, Clyro, Hereford, HR3 5LE

Application No: P/2017/0159

Grid Ref: 321114.55 243170.44

Valid Date: 07/03/2017

Officer: Gemma Bufton

Community Council: Clyro Community Council

Applicant: Powys County Council

Location: Land at Baskerville Hall Hotel, Clyro Court, Clyro, Hereford, HR3 5LE

Proposal: Full: Construction of a temporary primary school and associated works

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.

4.8. P/2016/1327 Land at Llwynmelyn, Crossgates, Llandrindod Wells, Powys LD1 6RE

Application No: P/2016/1327

Grid Ref: 309162.99 264899.77

Valid Date: 29/12/2016

Officer: Karen Probert

Community Council: Llanbadarn Community Council

Applicant: Mr Richard Lewis (MG and ES Lewis and Sons), Llwynmelyn, Crossgates, Llandrindod Wells, Powys, LD1 6RE

Location: Land at Llwynmelyn, Crossgates, Llandrindod Wells, Powys, LD1 6RE

Proposal: Outline - all matters reserved: Residential development of 4 dwellings and associated works

Application Type: Application for Outline Planning Permission

RESOLVED:	Reason for decision:
that the application be delegated to the Lead Professional for Development Management to grant consent, subject to the conditions set out in the report and amended conditions relating to submission of a lighting plan pre-commencement and the removal of PD rights and floorspace limited to 130 sq metres on the affordable dwelling.	As officers recommendation as set out in the report which is filed with the signed minutes.

4.9. P/2017/0058 Ffyrdd Vaughan, Dolfor Road, Newtown, SY16 4BQ

Application No: P/2017/0058

Grid Ref: 310583.47 289877.27

Valid Date: 12/01/2017

Officer: Tamsin Law

Community Council: Newtown Town Council

Applicant: Mr R Evans, Canal Road Riverside, Newtown, Powys SY16 2AS

Location: Ffyrdd Vaughan, Dolfor Road, Newtown, SY16 4BQ

Proposal: Engineering operations involving re-profiling of land for agricultural use

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.

4.10. TREE/2017/0010 5 Llys Derw, Tregynnon, Newtown, Powys SY16 3EY

Application No: TREE/2017/0010

Grid Ref: 309817.8 298737.65

Valid Date: 22/01/2017

Officer: Sara Robinson

Community Council: Tregynon Community Council

Applicant:	Powys County Council
Location:	5 Llys Derw, Tregynon, Newtown, Powys, SY16 3EY
Proposal:	Crown reduction and pruning of an oak tree subject to a TPO
Application Type:	Works to trees subject to a TPO and/or Notification of proposed works to trees in conservation areas

County Councillor GM Jones advised that although he had been given a dispensation he would not take part in considering this application and he sat apart from the Committee.

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.

Councillor Jones returned to sit with the Committee.

5.	DECISIONS OF THE HEAD OF REGENERATION, PROPERTY AND COMMISSIONING ON DELEGATED APPLICATIONS	PTLRW35 - 2017
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The Committee received for information a list of decisions made by the Head of Regeneration, Property and Commissioning during the period between 9th March, 2017 and 29th March, 2017.

6.	APPEAL DECISION	PTLRW36 - 2017
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The Committee received a copy of the Planning Inspectorate's letter regarding an appeal in respect of the following application:

P/2015/1102 Box Bush Farm, Three Cocks, Brecon, LD3 0SH. The Committee noted that the Inspector had upheld the appeal.

The Committee also received a copy of the Planning Inspectorate's letter regarding the application for costs in respect of the appeal and that this application had been refused. The Professional Lead for Development Management noted that it was important for consultees who had withdrawn objections to inform him in a timely manner in order to avoid costs.

Taxi and other licensing

7.	MINUTES OF TAXI REVIEW PANELS	PTLRW37 - 2017
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The Committee was advised that the minutes needed to be corrected as the resolution to exclude the public was not passed at the meeting.

Subject to this amendment, the Chair presiding at the Taxi Review Panel held on 21st March, 2017 was authorised to sign the minutes as a correct record.

The Chair reminded members that there would be meetings of the Committee on 20th April in Welshpool and 27th April in Llandrindod Wells. A number of members queried why the meeting on 20th April was being held in Welshpool and were advised that there were a number of applications from Montgomeryshire to be considered and that the Chamber in County Hall was required for the issue of postal votes for the forthcoming local government elections.

The Chair closed the meeting by congratulating those members who had been returned unopposed, by wishing those with elections well and by thanking those standing down for their support and friendship.

County Councillor D R Price (Chair)