

# Planning, Taxi Licensing & Rights of Way Committee

---

Meeting Venue  
**Council Chamber - County Hall,  
Llandrindod Wells, Powys**

---

Meeting Date  
**Thursday, 14 September 2017**

---

Meeting Time  
**10.00 am**

---

For further information please contact  
**Carol Johnson**  
01597826206  
carol.johnson@powys.gov.uk



County Hall  
Llandrindod Wells  
Powys  
LD1 5LG

7 September, 2017

## AGENDA

<b>1.</b>	<b>APOLOGIES</b>
-----------	------------------

To receive apologies for absence.

<b>2.</b>	<b>MINUTES OF THE PREVIOUS MEETING</b>
-----------	--

To authorise the Chair to sign the minutes of the previous meeting of the Committee held on 24<sup>th</sup> August, 2017 as a correct record.

(Pages 5 - 20)

<b>Planning</b>
-----------------

<b>3.</b>	<b>DECLARATIONS OF INTEREST</b>
-----------	---------------------------------

- a) To receive any declarations of interest from Members relating to items to be considered on the agenda.
- b) To receive Members' requests that a record be made of their membership of town or community councils where discussion has taken place of matters for the consideration of this Committee.

- c) To receive declarations from Members of the Committee that they will be acting as 'Local Representative' in respect of an individual application being considered by the Committee.
- d) To note the details of Members of the County Council (who are not Members of the Committee) who will be acting as 'Local Representative' in respect of an individual application being considered by the Committee.

<b>4.</b>	<b>PLANNING APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE</b>
-----------	---

To consider the reports of the Head of Regeneration and Regulatory Services and to make any necessary decisions thereon.

(Pages 21 - 24)

**4.1. Updates**

Any Updates will be added to the Agenda, as a Supplementary Pack, wherever possible, prior to the meeting.

(To Follow)

**4.2. P/2017/0455 Cae A Llwyn, Llwyn Lane, Nantmel, Rhayader, LD6 5PE**

(Pages 25 - 38)

**4.3. P/2017/0230 Former British Legion Hall, Waterfall Street, Llanrhaeadr, Powys, SY10 0JS**

(Pages 39 - 64)

**4.4. P/2017/0574 Land at Gate Farm, Criggion Lane, Trewern, Welshpool, Powys SY21 8DU**

(Pages 65 - 90)

**4.5. P/2017/0299 Land adj to Belin Mount, Crewgreen, Shrewsbury SY5 9FB**

(Pages 91 - 114)

**4.6. P/2017/0245 Land Adjoining Trem Hirnant, Manafon, Welshpool, Powys SY21 8BX**

(Pages 115 - 144)

- 4.7. **P/2017/0320 Land east of Maes Hyfryd, Llanfair Caereinion, Welshpool, Powys, SY21 0RY**  
(Pages 145 - 166)
- 4.8. **P/2017/0318 Land at Oakleigh, Refail, Berriew, Powys SY21 8AJ**  
(Pages 167 - 184)
- 4.9. **P/2017/0542 Twin Oaks, Guilsfield, Welshpool, Powys, SY21 9PX**  
(Pages 185 - 206)
- 4.10. **DIS/2017/0088 Clyro Primary School, Clyro, Hereford, Powys, HR3 5LE**  
(Pages 207 - 214)
- 4.11. **DIS/2017/0091 Clyro Primary School, Clyro, Hereford, HR3 5LE**  
(Pages 215 - 220)
- 4.12. **DIS/2017/0099 Clyro C in W Primary School, Clyro, Hereford, HR3 5LE**  
(Pages 221 - 228)
- 4.13. **DIS/2017/0119 Land at Baskerville Hall Hotel, Clyro Court, Clyro, Hereford, Powys, HR3 5LE**  
(Pages 229 - 234)

<b>5.</b>	<b>DECISIONS OF THE HEAD OF REGENERATION AND REGULATORY SERVICES ON DELEGATED APPLICATIONS</b>
-----------	--

To receive for information a list of decisions made by the Head of Regeneration and Regulatory Services under delegated powers.

(Pages 235 - 248)

<b>6.</b>	<b>APPEAL DECISION</b>
-----------	------------------------

To receive the Planning Inspector's decision regarding an appeal.

(Pages 249 - 250)