MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT COUNCIL CHAMBER - NEUADD MALDWYN, WELSHPOOL, POWYS ON THURSDAY, 20 APRIL 2017

PRESENT County Councillor D R Price (Chair)

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

1. APOLOGIES PTLRW38 - 2017

Apologies for absence were received from County Councillors DR Jones, Eldrydd Jones, WD Powell and KS Silk and from County Councillors DH Williams and GSI Williams who were on other Council business.

2. MINUTES OF THE PREVIOUS MEETING PTLRW39 - 2017

The Chair was authorised to sign as a correct record the minutes of the meeting held on 6 April 2017.

Planning

3. DECLARATIONS OF INTEREST PTLRW40 - 2017

(a) There were no declarations of interest.

(b) County Councillor JM Williams requested that a record be made of his membership of Machynlleth Town Council where discussion had taken place of application P/2016/1227. Councillor Williams advised that he had left the meeting of the Town Council when the application had been discussed.

(c) County Councillor JM Williams (who is a member of the Committee) declared that he would be acting as 'local representative' in respect of application P/2016/1227.

(d) The Committee noted that County Councillor SM Hayes (who is not a member of the Committee) would be speaking as the 'local representative' in respect of application P/2016/1163.

The Committee noted that County Councillor VE Evans (who is not a member of the Committee) would be speaking as the 'local representative' in respect of application M/2003/0613

4. PLANNING APPLICATIONS FOR CONSIDERATION PTLRW41 - 2017 BY THE COMMITTEE

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/2016/1227 Land adjoining cemetery Machynlleth, SY20 8HE

Application No:	P/2016/1227	Grid Ref:	275758.08 300886.9
Community Council:	Machynlleth	Valid Date: 05/12/2016	Officer: Louise Evans/Tamsin Law
Applicant:	Powys County Council		-

- Location: Land adjoining cemetery, Machynlleth, Powys, SY20 8HE
- **Proposal:** Change of use of land to form a Gypsy and Traveller Site for 5 families to include erection of 3 buildings to house welfare facility units, improvements to existing vehicular access shared with cemetery, formation of footway link and internal roadway, installation of a sewage treatment plant and all associated works

ApplicationApplication for Full Planning PermissionType:

County Councillor JM Williams spoke as the Local Representative raising issues about the proposed site and then left the Chamber.

With regard to flooding, mitigation measures were proposed which should ensure that the site would be flood free in a 1 in 1000 year event. With regard to highway safety, the Committee was asked to give delegated authority to the Lead Professional for Development Management to issue an approval subject to any further conditions suggested by Welsh Government if the direction to withhold permission is withdrawn. The issue of exchange of common land would be determined by Welsh Government.

It was moved and seconded that consideration of the application be deferred until the Welsh Government gave approval for the access onto the trunk road. This was put to the vote and lost.

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

subject to any further conditions suggested by Welsh Government if the direction to withhold permission is withdrawn and subject to the conditions set out in the report which is filed with the signed minutes.

County Councillor JM Williams returned to the Chamber.

4.3. P/2016/1036 Land adjacent to Windy Ridge, Arddleen, Llanymynech, SY22 6PY

Application No:	P/2016/1036	Grid Ref:	325504.56 315560.38
Community Council:	Llandrinio	Valid Date: 06/10/2016	Officer: Kate Bowen
Applicant:	Mr & Mrs RG & JB Ashtor	n, c/o Roger Pa	arry and Partners
Location:	Land adjacent to Wind Powys, SY22 6PY	dy Ridge, Ar	ddleen, Llanymynech,
Proposal:	Development of up to access and associated wo	•	formation of vehicular
Application Type:	Application for Outline Pla	Inning Permiss	sion

RESOLVED:	Reason for decision:		
	As officers recommendation as set out in the report which is filed with the signed minutes.		

4.4. P/2016/1163 Land adjoining The Siding, Caerhowel, Montgomery, SY15 6HF

Application P/2016/1163 No: Grid Ref: 320360.3, 297956.31

Community MontgomeryValid Date:Officer:Council:11/11/2016Bryn Pryce

Applicant: Mr James Evans & Mrs Lisa Ayers Evans & Ayers Goulfian Lane 34, The Paddock, Aldridge, Walsall WS9 OLX

Location: Land adjoing The Sidings, Caerhowel, Montgomery, Powys SY15 6HF

Proposal: Erection of 9 dwellings with garages, improvements to existing vehicular access and formation of new vehicular access and all associated works (outline)

Application Application for Outline Planning Permission

Type:

County Councillor SM Hayes spoke as the Local Representative in support of the application.

Mr Ian Price spoke as the agent.

RESOLVED:	Reason for decision:		
	As officers recommendation as set out in the report which is filed with the signed minutes.		

4.5. M/2003/0613 Former Morgan Bros depot, Bridge Street, Llanfair Caereinion, SY21 0SA

Application No:	M/2003/0613	Grid Ref:	310467.85 306612.46	
Community	Llanfair	Valid Date:	Officer:	

Applicant: M D Broxton & Co Castle Works, Hendomen, Montgomery, Powys

04/06/2003

Steve Packer

- Location: Former Morgan Bros depot, Bridge Street, Llanfair Caereinion, Welshpool, Powys, SY210SA
- **Proposal:** Erection of 10 dwellings, conversion of existing building into 2 self contained residential units, erection of a building to form 10 self contained residential units, construction of vehicular access and car parking
- Application Application for Full Planning Permission

Туре:

Council:

County Councillor VE Evans spoke as the Local Representative in support of the application.

Mr Ian Price spoke as the agent.

Officers confirmed that the amended conditions circulated with the update removed the condition to commence work within five years as development had already commenced.

RESOLVED:			Reason for decision:						
that	the	application	be	granted	As	officers	recommendation	as	set

consent (part retrospective), subject to the signing of a Section 106 Agreement relating to a financial contribution of £10,000 towards recreational facilities and the provision of a footpath link to Glan-yr- Afon and to the conditions set out in the report which is filed with the signed minutes. That the Professional Lead for Development Management be given delegated authority to change the	
delegated authority to change the condition in respect of affordable housing.	

4.6. P/2016/0965 Bridge Stores & Post Office, Clyro, HR3 5RZ

Application No:	P/2016/0965	Grid Ref:	321429.03 243845.61
Community Council:	Clyro	Valid Date: 20/09/2016	Officer: Tamsin Law
Applicant:	Mr David Hood, Bridge Herefordshire, HR3 5RZ	e Stores &	Post Office, Clyro,
Location:	Bridge Stores & Post Office	e, Clyro, Here	ford, Powys, HR3 5RZ
Proposal:	Full: Change of use of cor	mmercial prem	ises to residential
Application Type:	Application for Full Plannin	ng 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.	out in the report which is filed with		

4.7. P/2017/0130 Oak House Farm, Tirabad, Llangammarch Wells, LD4 4DU

Application No:	P/2017/0130	Grid Ref:	289762.46 242629.24
Community Council:	Llangamarch	Valid Date: 30/01/2017	Officer: Thomas Goodman
Applicant:	Mr Peter Smith & Mrs L Tirabad, Llangammarch V		

Location:	Oak House Farm, Tirabad, Llangammarch Wells, Powys, LD4 4DU
Proposal:	Section 73 application to remove condition 3 of permission B/96/0182 relating to occupancy restrictions
Application Type:	Application for Removal or Variation of a Condition

RESOLVED:	Reason for decision:
that the application be grante consent.	d As officers recommendation as set out in the report which is filed with the signed minutes.

4.8. P/2017/0130 Awelon, South Street, Rhayader, LD6 5BH

Application No:	P/2017/0173	Grid Ref:	297267.47 267811.62
Community Council:	Rhayader	Valid Date: 10/02/2017	Officer: Luke Jones
Applicant:	Mrs Rita Lawrence, Sou LD6 5BH.	uth Street, Awe	lon, Rhayader, Powys,

- Location: Awelon, South Street, Rhayader, Powys, LD6 5BH.
- **Proposal:** Full: Proposed dormer dwelling

ApplicationApplication for Full Planning PermissionType:

RESOLVED:					Reason for decision:
cons out i	ent, s n the	ubject to the o	condi	itions set	As officers recommendation as set out in the report which is filed with the signed minutes.

4.9. NMA/2017/0019 Archdeacon Griffiths Primary School, Llyswen, LD3 0YB

Application No:	NMA/2017/0019	Grid Ref:	312839.69 238465.66
Community Council:	Bronllys	Valid Date: 27/03/2017	Officer: Gemma Bufton
A multipont.	Deux a Court (Court ail		

Applicant: Powys County Council.

- Location: Archdeacon Griffiths Primary School, Llyswen, Brecon, Powys, LD3 0YB.
- **Proposal:** Application for Non-Material Amendment to P/2016/0801 in respect of the approved plans, on site infrastructure, and access road.
- Application Non Material Amendments

Type:

RESOLVED:			Reason for decision:	
that the consent.	application	be	•	As officers recommendation as set out in the report which is filed with the signed minutes.

5. DECISIONS OF THE HEAD OF REGENERATION, PTLRW42 - 2017 PROPERTY AND COMMISSIONING ON DELEGATED APPLICATIONS

The Committee received for information a list of decisions made by the Head of Regeneration, Property and Commissioning during the period between 29 March and 10 April 2017.

Members sought advice on an email received by Members of the Committee regarding a development adjacent to Highland Moors Hotel, Llandrindod Wells. The Lead Professional for Development Management confirmed that he would acknowledge and investigate.

County Councillor D R Price (Chair)