

MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT COUNCIL CHAMBER - COUNTY HALL, LLANDRINDOD WELLS, POWYS ON THURSDAY, 20 JULY 2017

PRESENT

County Councillor D R Price (Chair)

County Councillors K Lewis, M Barnes, L V Corfield, H Hulme, E M Jones, M J Jones, K Laurie-Parry, H Lewis, I McIntosh, P C Pritchard, P Roberts, D Selby, K S Silk, D A Thomas, E Vaughan, G I S Williams, D H Williams, J Williams and R Williams

1. APOLOGIES

Apologies for absence were received from County Councillor L. George.

Planning

2. DECLARATIONS OF INTEREST

- (a) There were no declarations of interest.
- (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 R. Williams (who is a member of the Committee) declared that he would be acting as 'local representative' in respect of application P/2017/0219.
- (d) The Committee noted that County Councillor D. Jones-Poston (who is not a member of the Committee) would be speaking as the 'local representative' in respect of application P/2017/0315.

3. PLANNING APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE

The Committee considered the report of the Head of Regeneration, Property and Commissioning (copies filed with the signed minutes).

3.1 Updates

The Members confirmed that they had received and had time to read the update circulated the previous day and prior to the meeting.

3.2 P/2017/0315 Land adj to Bwlch yr Laen, Dolfach, Llanbrynmair, Powys, SY19 7AG

Application No: P/2017/0315

Grid Ref: 291351.89 301721.3

Valid Date: 23/03/2017

Officer: Eddie Hrustanovic

Community Council: Llanbrynmair Community Council

Applicant: Mr RW Morgan, Caetwpa, Dolfach, Llanbrynmair, Powys

Location: Land adj to Bwlch yr Laen, Dolfach, Llanbrynmair, Powys, SY19 7AG

Proposal: Outline - Residential development for 2 dwellings including formation of a vehicular access and associated works

Application Type: Application for Outline Planning Permission

County Councillor D. Jones-Poston spoke as the local representative.
Mr M. Thompson spoke against the application.
Mr R. Morgan spoke as the applicant.

The Professional Lead Development Management advised that due to the location of the application site, which was in close proximity to Llanbrynmair, it was considered that this development was sustainable. He also advised that the Update report circulated prior to the meeting, recommended that the application site was also sustainable in relation to the Welsh Language.

Questions were raised regarding the layout of the site and the outline plans and the Committee noted that this was an indicative layout and all matters relating to layout, size and style of dwellings etc. would be considered at the reserved matters stage. The Professional Lead Development Management in response to questions advised that the availability of houses for sale in an area was not considered when calculating the housing land supply. He advised that the Welsh Government's guidance stated that the impact of a development on the Welsh Language should normally only be considered for large developments. In respect of the cumulative effect of developments he had discussed this issue with the Policy Team. He advised the Committee that during the hearing sessions for the Local Development Plan [LDP] the cumulative effect of developments had been raised but the Welsh Government did not consider that this should generally be taken into account.

In response to questions the Professional Lead Development Management advised that TAN1 gave considerable weight to the lack of a five year housing land supply and this carried more weight than other housing policies, such as HP9 and HP10.

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 apologised for not welcoming at the start of the meeting the new member for Yscir, County Councillor I McIntosh. He also welcomed Rhian Jones who was on work experience with Development Management.

County Councillor R Williams moved to the public seating area for the next application.

3.3 P/2017/0219 The Stables, Llandefalle, Felinfach, Brecon, Powys, LD3 0UN

Application No: P/2017/0219
Grid Ref: 310392.68 235106.66
Valid Date: 03/03/2017
Officer: Thomas Goodman
Community Council: Felin Fach Community Council
Applicant: Mr & Mrs Freer Spreckley, Castle Barn, Snodhill, Hereford, HR3 6BH
Location: The Stables, Llandefalle, Felinfach, Brecon, Powys, LD3 0UN
Proposal: Full: Change of use of stables to residential dwelling to include removal of lean to, installation of solar panels and ground source heat pump
Application Type: Application for Full Planning Permission

County Councillor R Williams spoke as the local representative.
Mr Spreckley spoke as the applicant.

The Committee considered that it was extremely important that meaningful marketing of the commercial property as a whole or split into smaller units should be undertaken before the application could be granted.

RESOLVED:	Reason for decision:
that the application be refused.	Whilst marketing of the property has been undertaken, it is considered that the property has not been valued at an appropriate level during the marketing period and therefore does not confirm compliance with policy GP6 of the Powys Unitary Development Plan (2010).

County Councillor R Williams resumed his seat in the Committee.

4. DECISIONS OF THE HEAD OF REGENERATION, 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 4th and 13th July, 2017.

Rights of Way

5. DECLARATIONS OF INTEREST

In response to a question the Solicitor confirmed that the ward councillor for an area where an application was located, could consider such applications as long as they did not have a prejudicial interest.

6. PUBLIC PATH ORDERS – PROPOSED ABANDONMENT

The Committee received a report in respect of Public path creation Order, bridleway LG964(A) and public path extinguishment Order, bridleway LG964, community of Llangunllo [copy filed with signed minutes].

The Definitive Map and Commons Registration Officer advised that the landowners had installed a wireless warning system which warned anyone on the firing range if walkers or riders were using the path. This allows health and safety to be managed with the bridleway in its current location. In respect of the spur the Officer advised that if the landowner was willing to provide a link to another public path, the Authority could consider an application as there was public gain. However, if the landowner wished to pursue an extinguishment order they would have to meet the costs themselves, as there was no public gain.

RESOLVED	REASON FOR DECISION
That the creation Order for bridleway LG964(A) and extinguishment Order for bridleway LG964 as at appendices B and C be abandoned.	The route subject of the creation Order is no longer feasible due to a shooting trap that has been constructed close to it and there is no scope to provide another route, so the bridleway is best managed in its existing location.

The Committee noted that the meeting on 3rd August would now take place in County Hall.

**County Councillor D R Price
Chair**