

**MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT COUNCIL CHAMBER - COUNTY HALL, LLANDRINDOD WELLS, POWYS ON THURSDAY, 3 AUGUST 2017**

PRESENT

County Councillor D R Price (Chair)

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

<b>1. APOLOGIES</b>
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Apologies for absence were received from County Councillors M Barnes, L George, H Hulme and P Roberts.

<b>2. MINUTES OF THE PREVIOUS MEETING</b>
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The Chair was authorised to sign as correct records the minutes of the meetings held on 12<sup>th</sup> and 20<sup>th</sup> July, 2017.

<b>Taxi and other licensing</b>
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<b>3. DECLARATIONS OF INTEREST</b>
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There were no declarations of interest in respect of the next item on the Agenda.

County Councillor R Williams moved to the public seating area for the next item, as he had not completed the taxi licensing induction training.

<b>4. VEHICLE LICENCE CONDITIONS</b>
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The Committee considered the report regarding the proposed revision of the Authority's conditions for licensed Hackney Carriage and Private Hire Vehicles. Although there is no statutory requirement to consult the taxi trade on the proposals, the Licensing Authority would do so via a Taxi Newsletter.

Members raised the following issues:

- Are the fixings for wheelchairs monitored?
- Do licence holders who use trailers have to undertake a test for their use?
- It was considered that the identification of a vehicle as an Executive Hire was subjective and Members questioned who would in the end be the arbiter.
- In respect of identification and signage displayed on a vehicle the Committee asked that other less invasive options could be considered by the Authority.

<b>RESOLVED</b>	<b>Reason for decision</b>
<b>That the officers consider the issues raised by the Committee,</b>	<b>To enable officers to consider the issues raised by the Committee.</b>

<b>noted above and amend the proposed conditions, as appropriate, for the Committee's further consideration.</b>	
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County Councillor R Williams resumed his place in the Committee.

## Planning

### 5. DECLARATIONS OF INTEREST

- (a) County Councillor K. Laurie-Parry declared an interest in application P/2017/0078 because her husband works for the applicant's parents.
- (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.

### 6. 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).

#### 6.1 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 K. Laurie-Parry having declared a prejudicial interest left the meeting room for the next application.

#### 6.2 P/2017/0078 Land at Glascwm, Glascwm, Powys

**Application No:** P/2017/0078

**Grid Ref:** 315770.54 253230.59

**Valid Date:** 31/01/2017

**Officer:** Tamsin Law

**Community Council:** Glascwm Community Council

**Applicant:** Sheila Powell, c/o Agent

**Location:** Land at Glascwm, Glascwm, Powys

**Proposal:** Full: Erection of a single dwelling, creation of access, installation of septic tanks and all associated works

**Application Type:** Application for Full Planning Permission

Mr McCleave spoke against the application.  
Mr A Southerby spoke as the agent.

The Professional Lead Development Management advised that if the Committee was minded to approve the application that delegated powers are given to the Professional Lead Development Management in consultation with the Chair and Vice Chair to include conditions removing permitted development rights for extensions and outbuildings, requiring the submission of a landscaping scheme, which is to include implementation and retention and securing a means of enclosure scheme, which is to include implementation and retention.

In response to questions regarding sustainability the Professional Lead Development Management advised that the proposed development was considered to be sustainable for the scale of development proposed and the village had capacity to accommodate this development of one dwelling. The Committee was advised that Planning Inspectors had at appeals accepted that the development of one house did contribute to the five year housing land supply.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<p><b>that the application be granted consent, subject to the conditions set out in the update report which is filed with the signed minutes and that it be delegated to the Professional Lead Development Management in consultation with the Chair and Vice Chair, to impose conditions in respect of the following:</b></p> <ul style="list-style-type: none"> <li><b>• that permitted development rights be removed,</b></li> <li><b>• a landscaping scheme be produced, implemented and retained and</b></li> <li><b>• a means of enclosure of the site be agreed, implemented and retained.</b></li> </ul>	<p><b>As officers recommendation as set out in the report which is filed with the signed minutes.</b></p> <p><b>To ensure that the character and appearance of the locality is safeguarded.</b></p>

County Councillor K. Laurie-Parry resumed her place in the meeting room.

6.3 P/2017/0172 The Rhos, Franksbridge, Llandrindod Wells, Powys, LD1 5SA

**Application No:** P/2017/0172

**Grid Ref:** 312042.17 256269.52

**Valid Date:** 10/02/2017

**Officer:** Lorraine Jenkin

**Community Council:** Glascwm Community Council

**Applicant:** Mr Selfe & Mrs Lewis, The Rhos, Franksbridge, Llandrindod Wells, Powys LD1 5SA

**Location:** The Rhos, Franksbridge, Llandrindod Wells, Powys, LD1 5SA

**Proposal:** Outline: Erection of two dwellings, a treatment plant and all associated works (all matters reserved)

**Application Type:** Application for Outline Planning Permission

The Planning Officer advised that the “local representative” had raised concerns regarding highways issues and that the development was a departure from the settlement limits.

The Professional Lead Development Management, in response to questions, stated that Development Management was not aware of the grade of the agricultural land. He advised that if the Committee was minded to approve the application, it could be subject to the Professional Lead for Development Management to check the grade of the agricultural land and that if this did not comply with policy, he would bring the application back to Committee. The Committee noted that Development Management considered that the village had capacity to accommodate the proposed development.

The Highways Authority confirmed that the track to the site was maintained by the Highways Authority and that the area for providing a passing bay was in the ownership of the Authority.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes and subject to the Professional Lead for Development Management confirming that the agricultural land complies with planning policy.	As officers recommendation as set out in the report which is filed with the signed minutes.  To ensure that UDP Policy ENV1, is complied with.

<b>7. APPEAL DECISIONS</b>
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The Committee received a copy of the Planning Inspectorate's letters regarding the following appeals:

Application P/2016/0535 - VLF Building, Criggion Radio Station, Back Lane, Criggion, Welshpool SY5 9BE. The Committee noted that the Inspector had dismissed the appeal. The Committee also noted that the Inspector had refused an application, by the applicant, for an award of costs.

Application P/2017/0330 - Land adjacent to 26 Palleg Road, Lower Cwtwrch, Swansea SA9 2QE. The Committee noted that the Inspector had dismissed the appeal.

The Committee noted the date of future meetings. A comment was made about the lack of power supply to the tables in the Chamber, Neuadd Maldwyn and why the translation booth was not being used. Officers agreed to look into these issues.

**County Councillor D R Price  
Chair**