

# Public Document Pack

Planning, Taxi Licensing & Rights of Way Committee Thursday, 6 April 2017

## 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 Medicott, 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

<b>1.</b>	<b>APOLOGIES</b>	<b>PTLRW31 - 2017</b>
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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.

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

<b>Planning</b>
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<b>3.</b>	<b>DECLARATIONS OF INTEREST</b>	<b>PTLRW33 - 2017</b>
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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.

<b>4.</b>	<b>PLANNING APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE</b>	<b>PTLRW34 - 2017</b>
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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.

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

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.

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

<p><b>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.</b></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

<p><b>RESOLVED:</b></p>	<p><b>Reason for decision:</b></p>
<p><b>that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes.</b></p>	<p><b>As officers recommendation as set out in the report which is filed with the signed minutes.</b></p>

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.

<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.	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.

<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.	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

<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.	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

<b>RESOLVED:</b>	<b>Reason for decision:</b>
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

<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.	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.

<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.	As officers recommendation as set out in the report which is filed with the signed minutes.

Councillor Jones returned to sit with the Committee.

<b>5.</b>	<b>DECISIONS OF THE HEAD OF REGENERATION, PROPERTY AND COMMISSIONING ON DELEGATED APPLICATIONS</b>	<b>PTLRW35 - 2017</b>
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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 9<sup>th</sup> March, 2017 and 29<sup>th</sup> March, 2017.

<b>6.</b>	<b>APPEAL DECISION</b>	<b>PTLRW36 - 2017</b>
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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**

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 21<sup>st</sup> 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 20<sup>th</sup> April in Welshpool and 27<sup>th</sup> April in Llandrindod Wells. A number of members queried why the meeting on 20<sup>th</sup> 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)**