

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 Medicott, R H Mills, D A Thomas, D G Thomas and J M Williams

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| 1. | APOLOGIES | PTLRW38 - 2017 |
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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.

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| 2. | MINUTES OF THE PREVIOUS MEETING | PTLRW39 - 2017 |
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The Chair was authorised to sign as a correct record the minutes of the meeting held on 6 April 2017.

Planning

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| 3. | DECLARATIONS OF INTEREST | PTLRW40 - 2017 |
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(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

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| 4. | PLANNING APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE | PTLRW41 - 2017 |
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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/2016/1227 Land adjoining cemetery Machynlleth, SY20 8HE

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| Application No: | P/2016/1227 | Grid Ref: | 275758.08 300886.9 |
| Community Council: | Machynlleth | Valid Date: | Officer: |
| | | 05/12/2016 | 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

Application Type: Application for Full Planning Permission

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.

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

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

Application Type: Application for Outline Planning Permission

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

Mr Ian Price spoke as the agent.

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| 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. |

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 Council: Llanfair **Valid Date:** 04/06/2003 **Officer:** Steve Packer

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

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 Type: Application for Full Planning Permission

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.

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

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

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| RESOLVED: | Reason for decision: |
| that the application be granted consent. | 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, South Street, Awelon, Rhayader, Powys, LD6 5BH.

Location: Awelon, South Street, Rhayader, Powys, LD6 5BH.

Proposal: Full: Proposed dormer dwelling

Application Type: Application for Full Planning Permission

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| 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. |

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

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 Type: Non Material Amendments

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

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