

**MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT COUNCIL CHAMBER - NEUADD MALDWYN, WELSHPOOL, POWYS ON WEDNESDAY, 12 JULY 2017**

PRESENT

County Councillor D R Price (Chair)

County Councillors L George, H Hulme, E M Jones, M J Jones, H Lewis, K Lewis, 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

**1. APOLOGIES**

Apologies for absence were received from County Councillors M Barnes, L V Corfield and K Laurie-Parry who was on other Council business. County Councillor I McIntosh who had recently been elected to the Yscir Ward had been appointed to the Committee. However, as he had not yet received the relevant training for this Committee he could not participate in the meeting.

**2. MINUTES OF THE PREVIOUS MEETING**

The Chair was authorised to sign as a correct record the minutes of the meeting held on 22<sup>nd</sup> June, 2017.

**Planning**

**3. DECLARATIONS OF INTEREST**

- (a) There were no declarations of interest.
- (b) County Councillor H Lewis requested that a record be made of his membership of Llangunllo Community Council where discussion had taken place of matters for the consideration of this Committee and that he was not present at any meetings where this was discussed. County Councillor H Lewis advised that he had, prior to being a member of this Committee, made observations to Development Management about P/2016/0940 but did not support or object to the application.
- (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 County Councillor M Alexander (who is not a member of the Committee) would be speaking as the 'local representative' in respect of P/2017/0295.

**4. 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).

#### 4.1 Updates

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

#### 4.2 P/2017/0154 Land adjoining The Garage, Adfa, Newtown Powys SY16 3DW

<b>Application No:</b>	P/2016/0154
<b>Grid Ref:</b>	305746.64 301004.76
<b>Valid Date:</b>	10/02/2017
<b>Officer:</b>	Eddie Hrustanovic
<b>Community Council:</b>	Dwyriw Community Council
<b>Applicant:</b>	Mr T P Richards, Maenllengen, Adfa, Newtown, Powys SY16 3DL
<b>Location:</b>	Land adjoining The Garage, Adfa, Newtown Powys SY16 3DW
<b>Proposal:</b>	Outline: Residential development of up to 9 dwellings, creation of access and associated works (some matters reserved)
<b>Application Type:</b>	Application for Outline Planning Permission

The Committee acknowledged that applications should be considered on their own merits however, concerns were raised that two applications in Adfa, each for 9 dwellings, were for consideration at this meeting. It was noted that the report stated that Adfa, as a Large Village, could accommodate an additional 10 dwellings without exceeding the overall capacity of the settlement. Concerns were raised about the potential impact of the proposed applications on the sustainability of the village and the impact on the facilities and the cultural and linguistic heritage. The Professional Lead Development Management advised that on balance this application was a sustainable level of growth.

In response to questions regarding the level of affordable housing the Professional Lead Development Management advised that the guidance in the Unitary Development Plan [UDP] stated that a level of 30% - 35% was appropriate. However, this was based on a 2002 survey. Further evidence was available as part of the Local Development Plan [LDP] process, which states that for this area 20% affordable housing was viable and Development Management had to take this new evidence into account.

The Professional Lead Development Management advised that because there is a lack of a five year housing land supply TAN 1 must be taken into account and therefore appropriate developments outside a settlement boundary must be given considerable weight.

Concerns were raised regarding the impact of the proposed development on the Welsh language and the evidence used by officers for them to conclude that there would be no material unacceptable effect on the Welsh language as a result of the application. The Professional Lead Development Management advised that the provision of 20% affordable housing in the development supported the Welsh language.

It was proposed and seconded to defer further consideration of the application to enable a proper assessment of all aspects of the sustainability of the development in the village of Adfa.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<b>that the application be deferred.</b>	<b>To enable a proper assessment of all aspects of the sustainability of the development in the village of Adfa.</b>

County Councillor EM Jones, M.J. Jones and G Williams asked that their vote against deferment be recorded.

County Councillor P Pritchard took his seat in the meeting.

4.3 P/2016/0940 Dolassey Farm, Bleddfa, Knighton, Powys LD7 1PA

**Application No:** P/2016/0940

**Grid Ref:** 320592.09, 268888.89

**Valid Date:** 19/09/2016

**Officer:** Bryn Pryce

**Community Council:** Llangunllo Community Council

**Applicant:** Mr Tom Jones, Dolassey Farm, Bleddfa, Knighton, Powys LD7 1PA

**Location:** Dolassey Farm, Bleddfa, Knighton, Powys LD7 1PA

**Proposal:** Change of use of land to site 4 holiday lodges, creation of access, installation of septic tanks and associated works

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

The Planning Officer advised that if the Committee was minded to approve the application the conditions were those that were contained in the Update report.

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

<b>Update report which is filed with the signed minutes.</b>	
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The Committee adjourned for a short break and on resuming the Chair with the agreement of the Committee took the applications as follows.

4.5 P/2017/0217 Plot adjoining Brynperian, Penegoes, Machynlleth, Powys, SY20 8RP

**Application No:** P/2017/0217

**Grid Ref:** 277887.52 300771.99

**Valid Date:** 21/02/2017

**Officer:** Kevin Straw

**Community Council:** Cadfarch Community Council

**Applicant:** Mr Rhys Lewis, Uwchymarreg, Blaen Llan, Machynlleth, Powys, SY20 8RP

**Location:** Plot adjoining Brynperian, Penegoes, Machynlleth, Powys, SY20 8RP

**Proposal:** Full: Erection of a dwelling, formation of vehicular access and all associated works

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

The size of the proposed dwelling was noted and that if the Committee was minded to approve the application, Development Management advised that it had recommended a condition withdrawing permitted development rights.

<b>RESOLVED:</b> that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes.	<b>Reason for decision:</b> As officers recommendation as set out in the report which is filed with the signed minutes.
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4.11 P/2017/0295 Land Adjacent to Ysgol Gynradd Llanerfyl, Llanerfyl, Welshpool Powys SY21 0HZ

**Application No:** P/2017/0295

**Grid Ref:** 303053.1 309313.75

**Valid Date:** 16/03/2017

**Officer:** Eddie Hrustanovic

**Community Council:** Llanerfyl Community Council

**Applicant:** Miss Melany Price, Caddis Corner, Llanerfyl, Welshpool, Powys SY21 0HZ

**Location:** Land Adjacent to Ysgol Gynradd Llanerfyl, Llanerfyl, Welshpool Powys SY21 0HZ

**Proposal:** Full: Erection of a dwelling and garage, creation of access and all associated works (part retrospective)

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

County Councillor M Alexander spoke as the local representative.

The Committee noted that if the application was agreed an affordable house would be lost. The Professional Lead Development Management advised that the applicant had stated that the development was not viable as an affordable house and that removing this restriction would ensure that the dwelling could be completed thereby contributing to the five year housing land supply.

The officer's recommendation was proposed and seconded with the addition of a condition to remove permitted development rights.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<b>that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes and with a condition to remove permitted development rights.</b>	<b>As officers recommendation as set out in the report which is filed with the signed minutes.</b>  <b>To ensure that the site does not become over developed and to ensure that adequate amenity space is maintained.</b>

4.4 P/2016 1337 Land adj Pant-y-Ddafad, Pontrobert, Meifod, Powys, SY22 6JF

**Application No:** P/2016/1337

**Grid Ref:** 311255.28 312846.43

**Valid Date:** 30/12/2016

**Officer:** Kate Bowen

**Community Council:** Llangyniew Community Council

**Applicant:** Mr J M Evans, c/o Roger Parry and Partners

**Location:** Land adj Pant-y-Ddafad, Pontrobert, Meifod, Powys, SY22 6JF

**Proposal:** Proposed residential development comprising of up to 9 dwellings, formation of vehicular access and access road and all associated works

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

The Planning Officer advised that the developer had today offered three affordable houses, as part of the development.

In response to comments the Professional Lead Development Management advised that the provision of three affordable houses contributed to the well-being of the Welsh language. He also advised that if the Committee was minded to approve the application a condition seeking the phasing of the provision of the affordable houses was recommended.

The Highways Authority confirmed that after considering the details of the application and access to the site and negotiations with the developer to provide a footpath, the Highways Authority had no objections subject to conditions.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<p><b>that the application be granted consent, subject to the conditions set out in the 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 add conditions relating to the provision of three affordable dwellings, the phasing of the building and the removal of permitted development rights.</b></p>	<p><b>As officers recommendation as set out in the report which is filed with the signed minutes.</b></p> <p><b>Additional conditions required to ensure the provision of affordable housing and to ensure that the dwellings serve an affordable need in perpetuity.</b></p>

4.6 P/2017/0329 Land adjoining Min-y-Fford, Adfa, Newtown, Powys, SY16 3DB

**Application No:** P/2017/0329

**Grid Ref:** 306282.14 301102.68

**Valid Date:** 24/03/2017

**Officer:** Dunya Fourie

**Community Council:** Dwyriw Community Council

**Applicant:** Mr D T M Jones, Min-Y-Fford, Adfa, Newtown, Powys, SY16 3DB

**Location:** Land adjoining Min-y-Fford, Adfa, Newtown, Powys, SY16 3DB

**Proposal:** Outline: Residential development of up to 9 dwellings, including new access and all associated works (some matters reserved)

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

The Planning Officer confirmed the applicant's proposal of three affordable units in order to support the Welsh Language. The Planning Officer referred the Committee to the Update report and the response from Natural Resources Wales [NRW]. The Committee raised concerns about the cumulative impact of this development on Adfa and considered that the sustainability of the area needed to be considered.

It was proposed and duly seconded to defer consideration of the application to ensure that the sustainability of further development in Adfa could be considered.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<b>that the application be deferred.</b>	<b>To enable a proper assessment of all aspects of the sustainability of the development in the village of Adfa.</b>

The Committee adjourned for lunch break at 12.55 p.m. and reconvened at 1.35 p.m.

4.7 P/2016/1132 Church House Farm, Llandeilo Graban, Builth Wells, LD2 3YJ

**Application No:** P/2016/1132

**Grid Ref:** 309445.76 244645.34

**Valid Date:** 02/11/2016

**Officer:** Tamsin Law

**Community Council:** Painscastle Community Council

**Applicant:** Mr & Mrs B Pugh, Llandeilo Graban, Cwrt-y-Gribbin, Builth Wells LD2 3UQ

**Location:** Church House Farm, Llandeilo Graban, Builth Wells LD2 3YJ

**Proposal:** Reinstatement of a former dwelling to residential use, installation of septic tank, formation of vehicular access, change of use of agricultural land to form residential curtilage and all associated works

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

The Principal Planning Officer advised that if the Committee was minded to approve the application a condition removing permitted development rights was recommended and that this be delegated to the Professional Lead Development Manager in consultation with the Chair and Vice Chair.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<p><b>that the application be granted consent, subject to the conditions set out in the 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 add a condition withdrawing permitted development rights.</b></p>	<p><b>As officers recommendation as set out in the report which is filed with the signed minutes.</b></p> <p><b>In order to safeguard the character and appearance of the application building and surrounding area.</b></p>

4.8 P/2017/0498 Land to the rear of Sunnydale, Knighton Road, Presteigne, Powys, LD8 2ET

**Application No:** P/2017/0498

**Grid Ref:** 330903.98 265077.57

**Valid Date:** 04/05/2017

**Officer:** Kevin Straw

**Community Council:** Presteigne Town Council

**Applicant:** Messrs RM, C and T Layton, 1 Kings Court, Presteigne, Powys, LD8 2AJ.

**Location:** Land to the rear of Sunnydale, Knighton Road, Presteigne, Powys, LD8 2ET

**Proposal:** Outline: Erection of 2 dwellings to include improvements to the existing access. Change of use of existing business to residential

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



The Planning Officer clarified the location of the proposed development, which was along the private access track. In response to questions the Professional Lead Development Management advised that Presteigne had capacity for commercial developments and the loss of this brownfield site would not have an unacceptable impact. It was noted that development to the north of the site was unlikely due to the possibility of flooding in this area.

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

The Vice Chair took the Chair as the Committee Chair had to attend to urgent business.

4.9 P/2017/0473 Land adj. Hafgan, Llan, Llanbryn-mair Powys SY19 7DR

**Application No:** P/2017/0473

**Grid Ref:** 288314.13 300652.15

**Valid Date:** 28/04/2017

**Officer:** Kate Bowen

**Community Council:** Llanbryn-mair Community Council

**Applicant:** Mr Philip Pryce, Coed y Gaer Fawr, Llandinam, Powys, SY17 5AZ

**Location:** Land adj. Hafgan, Llan, Llanbryn-mair Powys SY19 7DR

**Proposal:** Full: Erection of a detached dwelling and garage, formation of vehicular access and all associated works

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

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

4.10 P/2016/0719 Land adj to Dyffryn Foel, Llansantffraid, Powys, SY22 6DG

**Application No:** P/2016/0719

**Grid Ref:** 321782.49 320221.57

**Valid Date:** 26/07/2016

**Officer:** Kate Bowen

**Community Council:** Llansantffraid Community Council

**Applicant:** Mr R Roberts, Messrs Roberts, Land adj to Dyffryn Foel, Llansantffraid, Powys, SY22 6DG

**Location:** Land adj to Dyffryn Foel, Llansantffraid, Powys, SY22 6DG

**Proposal:** An outline application for the erection of 16 no. dwellings and all associated works with all matters reserved

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

The Professional Lead for Development Management advised that if the Committee was minded to approve the application, it should delegate to him in consultation with the Chair and Vice Chair, the addition of a condition regarding the provision of affordable housing and to amend condition 15 to ensure that the plans required under condition 15 be submitted to Development Management for approval.

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

The Chair of Committee resumed the Chair.

4.12 AGRI/2017/0042 Land at Dyffryn, Meifod, Powys, SY22 6HL

**Application No:** AGRI/2017/0042

**Grid Ref:** 314833.69 312625.96

**Valid Date:** 31/05/2017

**Officer:** Sara Robinson

**Community Council:** Meifod Community Council

**Applicant:** J W Wilkinson, Dyffryn, Meifod, Powys, SY22 6HL

**Location:** Land at Dyffryn, Meifod, Powys, SY22 6HL

**Proposal:** AGRI: Application for prior notification for proposed erection of an agricultural building

**Application Type:** Application for prior Notification of Agricultural or Forestry development

<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.

<b>5.</b>	<b>DECISIONS OF THE HEAD OF REGENERATION, PROPERTY AND COMMISSIONING ON DELEGATED APPLICATIONS</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 15th June, 2017 and 4<sup>th</sup> July, 2017.

The Committee noted future training and meeting dates.

**County Councillor D R Price  
Chair**