

**MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT COUNCIL CHAMBER - COUNTY HALL, LLANDRINDOD WELLS, POWYS ON THURSDAY, 26 OCTOBER 2017**

**PRESENT**

County Councillor D R Price (Chair)

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

**1. APOLOGIES**

Apologies for absence were received from County Councillors M Barnes, K Laurie-Parry and D Selby.

**2. MINUTES OF THE PREVIOUS MEETING**

The Chair was authorised to sign as a correct record the minutes of the meeting held on 5 October, 2017. [However, see section at the end of the minutes.]

**Taxi and other licensing**

**3. DECLARATIONS OF INTEREST**

There were no declarations of interest for the next two items on the Agenda.

As the following report on vehicle licence conditions had been considered by the Committee at two previous meetings the following Members could not consider the report as they had not been in attendance for the two meetings: County Councillors L Corfield, H Hulme, MJ Jones, I McIntosh, D Thomas and D H Williams. County Councillor P Roberts could not consider the report as he had not completed the taxi licensing training.

**4. VEHICLE LICENCE CONDITIONS**

The Committee noted that the revisions made to the proposed revised vehicle licence conditions agreed by the Committee on 24 August 2017, the amended proposed vehicle licence conditions were consulted on with the taxi trade in Powys and placed on the Council's website. Two responses were received in relation to the proposal that there would be no exemptions to display the licence plate on a licensed private hire vehicle.

The Committee noted the advice received from an independent solicitor specialising in licensing law and the policies in other Welsh Authorities. The Committee noted that a blanket ban on the exemption from displaying plates could be open to challenge.

<b>RESOLVED</b>	<b>Reason for decision</b>
<b>1. That the vehicle licence conditions set out at Annex A of</b>	<b>To ensure up to date vehicle licence conditions are applied to</b>

<p><b>the officer's report, which incorporate the amendment set out at 2.5 of the report, be approved and</b>  <b>2. That decisions in respect of a plate exemption request backed up by a business case are delegated to a sub-committee.</b></p>	<p><b>all licensed hackney carriage and private hire vehicles in Powys to promote public safety.</b></p>
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County Councillors L Corfield, H Hulme, MJ Jones, I McIntosh, D Thomas and D H Williams resumed their seats in the Committee.

County Councillor P Roberts could not consider the next report as he had not completed the taxi licensing training.

<b>5.</b>	<b>TAXI LICENSING FEES</b>
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The Committee received the report regarding revised fees for the Hackney Carriage and Private Hire Licensing to commence from April 2018.

<b>RESOLVED</b>	<b>Reason for decision</b>
<p><b>That the revised Taxi Licensing fees be approved for consultation and if following consultation no objections are received then they will come into effect on 1st April 2018.</b></p>	<p><b>To enable a new compliant fee to be set for licences issued under The Local Government (Miscellaneous Provisions) Act 1976.</b></p>

County Councillor P Roberts resumed his seat in the Committee.

County Councillor K Silk arrived.

<b>Planning</b>
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<b>6.</b>	<b>DECLARATIONS OF INTEREST</b>
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(a) County Councillor D Thomas declared a prejudicial interest in application P/2017/0812 as a close relative was an objector to the original application.

County Councillor H Hulme declared a prejudicial interest in application P/2017/0708 as she had been involved in discussions regarding the application.

(b) County Councillor J Williams requested that a record be made of his membership of Llandrindod Wells Town Council where discussion had taken place of matters for the consideration of this Committee, but he did not take part in these.

County Councillor G Williams requested that a record be made that he is not a member of Dissert and Trecoed Community Council and did not take part in discussions.

(c) The following County Councillors (who are members of the Committee) declared that they would be acting as 'local representative' in respect of the following applications:

County Councillor DH Williams – application P/2017/0812

County Councillor P Roberts – application P/2016/1145

(d) The Committee noted that County Councillor A Jenner (who is not a member of the Committee) would be speaking as the 'local representative' in respect of applications P/2017/0942 and P/2017/0949.

Prior to the consideration of the applications the Chair advised that in respect of application P/2017/0119 the Committee was not quorate. He advised that the application had been considered by the Committee on 24 August, 2017 when nine members had given their apologies, leaving 12 members able to consider this application. Of these, two had given apologies for the meeting today, which meant that only 10 members were able to consider the application. However, the Committee needed 11 members [50% of membership] to be quorate. As a result the Committee could not consider the application.

The Chair advised that if the Committee considered this as a new application the public speakers had to be given the time to prepare for this and so the application could not be considered at this meeting. He suggested to the Committee that the application be deferred and considered as a new application at a future meeting.

It was proposed and duly seconded that application P/2017/0119 be deferred and considered as a new application at a future meeting.

<b>RESOLVED</b>	<b>Reason for decision</b>
<b>that application P/2017/0119 be deferred and considered as a new application at a future meeting.</b>	<b>To ensure that the Committee is quorate when considering this application.</b>

The Chair apologised to the members of the public in attendance for this application and this was an unprecedented position for the Committee.

## **7. 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).

### **7.1 Updates**

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

County Councillor H Hulme having declared a prejudicial interest left the meeting room for the following application.

7.2 P/2017/0708 Land at Ty'n y Bryn Farm, Tregynon, Newtown, Powys, SY16 3PG

<b>Application No:</b>	P/2017/0708
<b>Grid Ref:</b>	309397.37 297156.1
<b>Valid Date:</b>	22/06/2017
<b>Officer:</b>	Dunya Fourie
<b>Community Council:</b>	Tregynon Community Council
<b>Applicant:</b>	CTIL And Telefonica UK Ltd, 260 Bath Road Slough, Berkshire, SL1 4DX.
<b>Location:</b>	Land at Ty'n y Bryn Farm, Tregynon, Newtown, Powys, SY16 3PG
<b>Proposal:</b>	Full Installation of a 17.5m high lattice tower supporting 3 no. antennas and 2 no. dish antennas together with ground based equipment cabinets and ancillary development
<b>Application Type:</b>	Application for Full Planning Permission

Mr A Southerby and Mr P Harris spoke against the application.  
Ms J Hann spoke as the applicant.

In response to questions the Planning Officer advised that initially the Community Council supported the application but in further correspondence it had asked for the application to be deferred in light of a possible application for an Emergency mast, in the same area. The Officer advised that the Committee could only consider the current application. It was noted that 58 letters of objection and 14 in support had been received. The Environmental Health Officer advised that the application was within the Public Health Wales mast guidelines and the current evidence was that the mast as proposed was unlikely to pose a risk to health.

In response to questions the Professional Lead Development Management advised that the Unitary Development Plan [UDP] states that where feasible, proposals shall share the site of existing facilities. He advised that little to no weight should be given to a possible application for an Emergency Mast. He also advised that Emergency Services sought good coverage over the road network whereas the telecommunications systems looks for coverage over a wider area. The commercial property near the proposed site was considered to be less sensitive receptor than the nearby residential property.

Members discussed the option of deferring the application. The Solicitor advised that the applicant had a legitimate expectation that the application is determined and that if the Committee considered deferment it had to have sound reasons for this. The need for further information about alternative sites was suggested but the Professional Lead Development Management advised that the applicant had

provided this information in the update and he could not see what other information would be available.

It was proposed that the application be approved as set out in the report. The Chair asked that if Members were minded to vote against the application would the reasons given by members of impact on the landscape and impact on the residential property be sound reasons for refusal. The Professional Lead Development Management advised that the landscape and visual impact were sound reasons for refusal.

The motion to approve the application was seconded and was lost on the vote.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<b>That the application be refused and that it be delegated to the Professional Lead for Development Management in consultation with the Chair and Vice Chair to determine the wording of the reasons for refusal.</b>	<b>That the development would have a detrimental landscape and visual impact.</b>

County Councillor H Hulme resumed her seat in the Committee.

As previously agreed the following application was deferred for consideration at a future meeting.

7.3 P/2017/0119 Wyeside Caravan Park, Rhayader, Powys, LD6 5LB

**Application No:** P/2017/0119

**Grid Ref:** 296834.02 268416.04

**Valid Date:** 07/02/2017

**Officer:** Karen Probert

**Community Council:** Rhayader Town Council

**Applicant:** Mr Nathan Goodyear, The Camping And Caravanning Club

**Location:** Wyeside Caravan Park, Rhayader, Powys, LD6 5LB

**Proposal:** Full: Upgrade of existing pitches to gravel hardstandings, replacement of site access road and stone car park and other associated works.

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

The application was deferred.

7.4 P/2016/1145 Site Adjacent to Cae Eithin, Cefnlllys Lane, Llandrindod Wells, Powys, LD1 5LE

**Application No:** P/2016/1145

**Grid Ref:** 307169.13 261392.84

**Valid Date:** 21/11/2016

**Officer:** Thomas Goodman

**Community Council:** Llandrindod Town Council

**Applicant:** Mr Paul Rowlands, PAR Homes Ltd, Lower Gaufron Farm, Howey, Llandrindod Wells, Powys, LD1 5RG

**Location:** Site Adjacent to Cae Eithin, Cefnlllys Lane, Llandrindod Wells, Powys, LD1 5LE

**Proposal:** Outline (some matters reserved): Erection of 4 dwellings, new access and associated works

**Application Type:** Application for Outline Permission

The Principal Planning Officer confirmed that the application was for outline planning permission.

Councillor P Roberts spoke as the local representative.

Councillor W Francis spoke on behalf of Llandrindod Wells Town Council.

Mr J Mason spoke against the application.

Mr G Price spoke as the Agent.

The Principal Planning Officer advised that Welsh Water had no objections and the conditions included one relating to surface water.

In response to questions the Highways Authority advised that as part of the application a speed survey had been undertaken over a seven day period. As a result of this, a condition had been recommended regarding the required levels for visibility distances at the site access. It was noted that a footway would be provided through the site and this would join the road approx. 110 meters away from the existing footpath. The Highways Authority advised that there was no space to extend the current footpath and that future residents would not be walking any further distances than current residents and therefore they had no objections.

The Principal Planning Officer advised that the site was not big enough to be included in the Local Development Plan [LDP] and that the LDP looked at sites in much less detail. It was only when an application is made can the feasibility of a site be fully considered.

In response to questions regarding land drainage and surface water run-off the Principal Planning Officer advised that the Land Drainage Officer had originally objected to the application. However, a Flood Consequences Assessment had been completed and the applicant had agreed to provide attenuation on site and

a culvert which would ensure that there was no increase in surface water runoff, and so the Land Drainage Officer had withdrawn his objections.

<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 Committee adjourned for lunch at 1230 hrs and resumed at 1300 hrs.

The Chair changed the order of the applications to accommodate the public in attendance.

7.6 P/2017/0420 Land adjacent to Oldcastle Avenue, Guilsfield Welshpool Powys SY21 9PA

**Application No:** P/2017/0420

**Grid Ref:** 322050.04 311028.19

**Valid Date:** 18/04/2017

**Officer:** Tamsin Law

**Community Council:** Guilsfield Community Council

**Applicant:** Mr D Neville, Oakwood, Guilsfield, Welshpool, Powys, SY21 9PP

**Location:** Land adjacent to Oldcastle Avenue, Guilsfield, Welshpool, Powys, SY21 9PA

**Proposal:** Outline: Erection of up to 8 dwellings, formation of vehicular access, access road, and all associated works (all matters reserved)

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

Mr R Hardman spoke against the application.  
Mr R Corbett spoke as the agent.

It was noted that two of the eight houses would be affordable and this was conditioned.

<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>

County Councillor D Thomas having declared a prejudicial interest left the meeting room for the next application.

7.7 P/2017/0812 Development at Bryngroes Farm, Ystradgynlais, SA9 1LF

**Application No:** P/2017/0812

**Grid Ref:** 278740.62 210906.61

**Valid Date:** 13/07/2017

**Officer:** Lorraine Jenkin

**Community Council:** Ystradgynlais Town Council

**Applicant:** CME Developments Limited, Bryngroes Farm, Ystradgynlais

**Location:** Development at Bryngroes Farm, Ystradgynlais, SA9 1LF

**Proposal:** Section 73 application to remove Condition 19 of approve outline consent P/2014/1133 relating to affordable local needs housing

**Application Type:** Application for Removal or Variation of a Condition

The Principal Planning Officer confirmed that the application was for the removal of condition 19 which was for the phasing of the provision of affordable housing.

County Councillor D H Williams spoke as the local representative.  
Mr B Davies spoke as the agent.

The Principal Planning Officer advised that the Committee needed to take into account and give weight to the current evidence. The District Valuer's [DV] 2016 viability assessment provided evidence that the building of affordable housing within the Ystradgynlais area is economically unviable.

The Committee raised concerns that this is a deprived area of the County and yet they are being advised that there should be no provision for affordable housing. The Committee considered that although the removal of the phasing for affordable housing was being requested it could mean that no affordable housing would be provided.

The Committee noted that the original DV report [2014] was only valid for three months and was considered out of date. In response to a question regarding the DV report for the Local Development Plan [LDP] in 2016, the Professional Lead Development Management advised that he did not know for how long this report was valid but it was the most current evidence. In response to questions he advised that normally applicants submit a viability appraisal and this is assessed by the DV. He advised that it was likely that by the time a report is



commissioned and secured the LDP could be in place, which in its current form states that 0% affordable housing was required at this location.

The Committee acknowledged that building costs rise. However, they could not see justification for such a change in costs which the developer stated made the provision of affordable housing unviable.

The officer's recommendation to approve the application was proposed and duly seconded. It was put to the vote and lost.

The Chair asked those members voting against the application to indicate their reasons for refusal. It was considered that the application was against the Unitary Development Plan under which the original application was considered and that the LDP was not yet in existence. The Solicitor advised that the Committee however had to take into account its own evidence which indicated that due to viability 0% affordable housing was considered the right level in this area.

Members stated that the reason for refusal was that the DV 2016 report was not up to date and therefore should be considered invalid. The Professional Lead Development Management advised that if there was an appeal Development Management would need to provide evidence and that there was no other evidence more up-to-date than the 2016 DV report.

In light of the fact that the Committee was being advised that these were not sound reasons for refusal the Chair advised that, as available in the Planning Protocol, there would be a "cooling off period" so that counsel's advice could be obtained on the proposed reasons for refusal.

The Committee adjourned for a short break.

County Councillors D Thomas and D H Williams resumed their seats in the Committee.

County Councillor G Williams was absent for the next application.

7.8 P/2017/0688 Land adj Waen Meadows, Waen Trederwen, Llansantffraid-ym-Mechain, Powys, SY22 6SZ

**Application No:** P/2017/0688

**Grid Ref:** 323437.48 319840.08

**Valid Date:** 19/06/2017

**Officer:** Sara Robinson

**Community Council:** Llansantffraid Community Council

**Applicant:** Mrs E Hughes, Waen Farm, Llansantffraid-Ym-Mechain, SY22 6SX

**Location:** Land adj Waen Meadows, Waen Trederwen, Llansantffraid-Ym-Mechain, Powys, SY22 6SX

**Proposal:** Outline: Residential development of up to 2 no. dwellings, formation of vehicular access and associated works

**Application Type:** Application for Outline 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.

County Councillor G Williams resumed his seat in the Committee.

7.19 P/2017/0825 Land at Cynefin, Penrhos, Llanymenech, Powys, SY22 6QB

**Application No:** P/2017/0825

**Grid Ref:** 325368.46 316471.4

**Valid Date:** 07/07/2017

**Officer:** Sara Robinson

**Community Council:** Llandrinio Community Council

**Applicant:** Mr Richard Corbett, Cynefin, Penrhos, Llanymynech, Powys, SY22 6QB

**Location:** Land adj Cynefin, Penrhos, Llanymynech, Powys, SY22 6QB

**Proposal:** Outline: Erection of one detached private dwelling with all associated works including installation of a new septic tank (all matters reserved)

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

Mrs C Davies spoke on behalf of the Llandrinio Community Council.  
Mr R Corbett spoke as the applicant.

In response to questions the Planning Officer confirmed that the application site was adjacent to the rural settlement of Penrhos.

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

<b>out in the report which is filed with the signed minutes.</b>	<b>with the signed minutes.</b>
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7.10 P/2017/0259 Riverside Caravan Park, Llangammarch Wells, Powys, LD4 4EP

**Application No:** P/2017/0259

**Grid Ref:** 293222.95 246980.22

**Valid Date:** 09/03/2017

**Officer:** Thomas Goodman

**Community Council:** Llangammarch Wells Community Council

**Applicant:** Mr John Carroll, Riverside Caravan Park, Llangammarch Wells, Powys, LD4 4BY

**Location:** Riverside Caravan Park, Llangammarch Wells, Powys, LD4 4EP

**Proposal:** Siting of 40 touring caravans and 13 static caravans for holiday use between 1st March through to 3rd January of the following year and the winter storage of 42 caravans

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

The Committee confirmed that they had received and had time to read the further update received at the meeting.

The Principal Planning Officer advised that the application had been deferred to obtain further information from Natural Resources Wales [NRW] in relation to the flood risk caused by the increase period of occupation. NRW had requested a Flood Consequence Assessment [FCA]. On considering the FCA, NRW had advised that there was a slight increase in risk in opening the site for a longer period. In response to questions the Principal Planning Officer advised that although NRW had not objected to the application, Development Management had to take into account a recent appeal decision where the Planning Inspector had dismissed an appeal regarding the refusal of an application, where NRW had not objected to the application.

The Chair adjourned the meeting to allow the Principal Planning Officer to speak to the applicant's agent. The Principal Planning Officer advised that the applicant referred to the FCA and that NRW was not objecting to the development. The Principal Planning Officer however, advised that Development Management considered that the proposed development would result in an increased period of occupation of a caravan site located within a flood zone and therefore the flood risk is considered to be unacceptable.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
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<p><b>That the application be refused.</b></p>	<p><b>1. The proposal will lead to an increase of the occupation period of highly vulnerable development within Zone C2 as defined by the development advice maps referred to under TAN15 Development and Flood Risk (2004). The development is contrary to policy SP14 of the Powys Unitary Development Plan (adopted 2010), Technical Advice Note 15 TAN 15 Development and Flood Risk (2004) and Planning Policy Wales (2016).</b></p>
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7.12 P/2017/0667 Gaufron Farm, Howey, Llandrindod Wells, Powys LD1 5RG

**Application No:** P/2017/0667

**Grid Ref:** 304017.92 256724.39

**Valid Date:** 20/06/2017

**Officer:** Thomas Goodman

**Community Council:** Disserseth & Trecoed Community Council

**Applicant:** Mr J Nicholls, Cargill Meats Europe, Feed Mill Allensmore, Hereford HR2 9AW

**Location:** Gaufron Farm, Howey, Llandrindod Wells, Powys, LD1 5RG

**Proposal:** Full: Redevelopment of site, including the demolition of 5 poultry units, and the erection of 2 replacement poultry units and all associated works

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

The Principal Planning Officer referred the Committee to the Update report and advised that if the Committee was minded to approve the application the conditions were those contained in the Update report and that the wording regarding the vehicle movements of birds be delegated to the Professional Lead Development Management in consultation with the Chair and Vice Chair.

<p><b>RESOLVED:</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</p>	<p><b>Reason for decision:</b> As officers recommendation as set out in the report which is filed with the signed minutes.</p>
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<p><b>Development Management to agree the wording of a condition regarding the vehicle movements of birds, in consultation with the Chair and Vice Chair.</b></p>	<p><b>In order to safeguard the amenity of the area.</b></p>
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County Councillor P Pritchard left the meeting and County Councillor G Williams left the meeting for other Council business.

7.13 P/2017/0765 Dyfnant, Llanidloes, Powys, SY18 6HR

**Application No:** P/2017/0765

**Grid Ref:** 295052.24 285424.67

**Valid Date:** 10/07/2017

**Officer:** Luke Jones

**Community Council:** Llanidloes Town Council

**Applicant:** Mr & Mrs Emyr Davies, Tynypwll, Llandinam, Powys, SY17 5BQ

**Location:** Dyfnant, Llanidloes, Powys, SY18 6HR

**Proposal:** Full: Erection of 3 dwelling, formation of new vehicular access and all associated works

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

The Planning Officer advised that if the Committee was minded to approve the application, the recommendation and conditions were contained in the Update Report.

The Professional Lead Development Management in response to a question advised that in respect of affordable housing this and the other application site [P2017/0766] were being considered as one site. The applicant was being asked for a financial contribution of £52,200 towards affordable housing. The funds would be held by the Council's Housing Department for the provision of affordable housing. The Section 106 agreement however, was only linked to this site.

<p><b>RESOLVED:</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 subject to the signing of Section 106 legal agreement to secure an affordable housing contribution within 3 months</p>	<p><b>Reason for decision:</b> As officers recommendation as set out in the report which is filed with the signed minutes.</p>
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<p><b>from the committee meeting. If an agreement is not signed within the specified time period, it is recommended that delegation be given to the Lead Professional for Development Management to determine the application appropriately.</b></p>	
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7.14 P/2017/0766 Dyfnant, Llanidloes, Powys, SY18 6HR

**Application No:** P/2017/0766

**Grid Ref:** 295115.63 285301.93

**Valid Date:** 10/07/2017

**Officer:** Luke Jones

**Community Council:** Llanidloes Town Council

**Applicant:** Mr & Mrs Emyr Davies, Tynypwll, Llandinam, Powys, SY17 5BQ

**Location:** Dyfnant, Llanidloes, Powys, SY18 6HR

**Proposal:** Full: Erection of 2 dwelling, formation of new vehicular access and all associated works

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

In response to a question the Highways Authority confirmed that there were no concerns in respect of the two separate access points for this and the previous application.

<p><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.</p>	<p><b>Reason for decision:</b> As officers recommendation as set out in the report which is filed with the signed minutes.</p>
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County Councillor P Roberts left the meeting.

7.15 P/2017/0942 Land at Pigeon House, Trewern, Welshpool, Powys SY21 8EE

**Application No:** P/2017/0942

**Grid Ref:** 327282.13, 311864.15

**Valid Date:** 17/08/2017

**Officer:** Bryn Pryce

**Community Council:** Trewern Community Council

**Applicant:** Mrs Helen Dart Gwelfryn, Trewern, Welshpool Powys SY21 8ED

**Location:** Land at Pigeon House, Trewern, Welshpool Powys SY21 8EE

**Proposal:** Outline: Erection of a dwelling, installation of a sewage treatment plant and associated works (some matters reserved)

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

County Councillor A Jenner spoke as the local representative.

The Committee noted that the application site was adjacent to the settlement boundary.

<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>

7.16 P/2017/0949 Hill Cottage, Middletown, Welshpool, Powys, SY21 8DJ

**Application No:** P/2017/0949

**Grid Ref:** 330235.87, 312766.67

**Valid Date:** 01/09/2017

**Officer:** Bryn Pryce

**Community Council:** Trewern Community Council

**Applicant:** Miss A Hilditch, Land adj Hill Cottage, Middletown, Welshpool Powys SY21 8DJ

**Location:** Hill Cottage, Middletown, Welshpool Powys SY21 8DJ

**Proposal:** Full: Erection of a 3 bedroomed dwelling and associated access and landscaping

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

County Councillor A Jenner spoke as the local representative.

The Planning Officer confirmed that the proposed dwelling was 130 sq. metres.

<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>

7.5 P/2017/0604 Land adjacent to Seven Oaks Holiday Park, Crewgreen, Powys SY5 9AS

**Application No:** P/2017/0604

**Grid Ref:** 333548.41315198.46

**Valid Date:** 08/06/2017

**Officer:** Rachel Mulholland

**Community Council:** Bausley with Criggion Community Council

**Applicant:** Mr Philip Bewley, Border Shires, Crewgreen, Powys, SY5 9AS

**Location:** Land adjacent to Seven Oaks Holiday Park, Crewgreen, Powys, SY5 9AS

**Proposal:** Outline: Proposed residential development of up to 3 dwellings, formation of a vehicular access and associated works (some matters reserved).

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

In response to a question regarding when a development exceeded the sustainability of a location the Professional Lead Development Management advised that this was a judgement call and the facilities in an area need to be considered. In respect of this application Development Management considered that this was within a sustainable location.

The Professional Lead Development Management advised that the application site was half way from the centre of Crew Green and Coed Way but very close to the edge of the settlement of Crew Green and linked with other residential properties.

<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>



7.11 P/2017/0571 Phase 2, Land adjoining Brynderw Park Street, Llanrhaeadr Ym Mochnant Oswestry SY10 0JJ

**Application No:** P/2017/0571

**Grid Ref:** 312659.85 326184.17

**Valid Date:** 18/05/2017

**Officer:** Eddie Hrustanovic

**Community Council:** Llanrhaeadr Community Council

**Applicant:** Mr N Jones, Tanat Valley Developments, Woolston Bank, Fairfields, Oswestry, SY10 8HZ

**Location:** Phase 2, Land adjoining Brynderw Park Street, Llanrhaeadr Ym Mochnant, Oswestry SY10 0JJ

**Proposal:** Outline application for residential development for up to 5 dwellings, formation of access road and all associated works

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

The Principal Planning Officer advised that if the Committee was minded to approve the application the recommendations and conditions were as stated in the Update Report and that it be delegated to the Professional Lead Development Management to agree the wording of the condition regarding the open space, in consultation with the Chair and Vice Chair.

Concerns were raised regarding the impact of the development on the Welsh Language.

It was proposed and duly seconded to defer consideration of the application to enable officers to consider the effect of developments in Llanrhaedr on the Welsh Language.

<b>RESOLVED:</b> that the application be deferred.	<b>Reason for decision:</b> To enable officers to consider the effect of developments in Llanrhaedr on the Welsh Language.
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7.17 P/2017/0730 Land over River Carno, between Talerddig and Carno, Powys

**Application No:** P/2017/0730

**Grid Ref:** 294097.54 298835.91

**Valid Date:** 06/07/2017

**Officer:** Luke Jones

**Community Council:** Carno Community Council

**Applicant:** Powys County Council

**Location:** Land over River Carno, Between Talerddig and Carno, Powys

**Proposal:** Full: Construction of new public footbridge on diverted Footpath 29 to facilitate the elimination of five level crossings on the Cambrian Railway Line

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

In response to comments the Chair advised that the questions regarding the need for the replacement bridge were not a material planning consideration. Such concerns should be forwarded to the relevant Portfolio Holder.

<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>

7.18 P/2017/0845 11 Burgess Croft, Welshpool, Powys, SY21 7RJ

**Application No:** P/2017/0845

**Grid Ref:** 322508.59 308227.47

**Valid Date:** 19/07/2017

**Officer:** Luke Jones

**Community Council:** Welshpool Town Council

**Applicant:** Powys County Council

**Location:** 11 Burgess Croft, Welshpool, Powys, SY21 7RJ

**Proposal:** Householder: Alterations to highway/kerb to provide access to driveway. Creation of new driveway and all internal and external adaptation works.

**Application Type:** Householder Application

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

<b>the signed minutes.</b>	
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<b>8. DECISIONS OF THE HEAD OF REGENERATION AND REGULATORY SERVICES ON DELEGATED APPLICATIONS</b>
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The Committee received for information a list of decisions made by the Head of Regeneration and Regulatory Services during the period between 27 September, 2017 and 18 October, 2017.

The Chair allowed County Councillor K Silk to raise an issue regarding the minutes of the last meeting as she was not in attendance at the beginning of the meeting, when this item was taken.

County Councillor K Silk raised a concern that the resolution in respect of P/2017/0423 did not reflect the recommendation in respect of restricting the affordable housing to 130 sq. metres proposed by the Professional Lead Development Management, if the Committee was minded to approve the application.

The Committee confirmed that minutes were a correct record subject to the amended wording in respect of **P/2017/0423**:

<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</b></p> <ol style="list-style-type: none"> <li><b>1. subject to it being delegated to the Professional Lead Development Management to add a suitably worded condition restricting the affordable housing to 130 sq. metres and a condition removing permitted development rights for the affordable dwellings, in consultation with the Chair and Vice Chair and</b></li> <li><b>2. subject to the signing of a Section 106 agreement to secure the education contribution if considered to be appropriate in consultation with the Lead Professional within 3 months from date of the committee meeting. If an agreement is not signed within the specified time period, delegation is given to the Lead Professional for</b></li> </ol>	<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 affordable dwellings remain at a size that is affordable.</b></p> <p><b>To ensure an appropriate contribution to Education Services.</b></p>

<b>Development Management to determine the application.</b>	
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The Professional Lead Development Management asked the Committee if the first meeting in January 2018 could be changed from 11 to 18 January, so giving officers and interested parties more time over the holiday period. The Committee agreed to this change.

**County Councillor D R Price (Chair)**