

**MINUTES OF A MEETING OF THE COUNTY COUNCIL HELD AT
COUNTY HALL, LLANDRINDOD WELLS ON
TUESDAY 27TH MAY 2014**

PRESENT

County Councillor L.R.E. Davies (Chairman)

County Councillors M.C. Alexander, P.J. Ashton, G.R. Banks, J.H. Brunt, L.V. Corfield, K.W. Curry, A.W. Davies, D.E. Davies, E.R. Davies, M.J.B. Davies, D.O. Evans, V.E. Evans, W.J. Evans, R.I. George, M.R. Harris, P. Harris, S.M. Hayes, J.C. Holmes, G.G. Hopkins, D.R. Jones, E.A. Jones, E.M. Jones, G.M. Jones, W.T. Jones, F.H. Jump, H. Lewis, M.C. Mackenzie, D.J. Mayor, P.J. Medicott, R.H. Mills, W.J.T. Powell, W.D. Powell, D.R. Price, P.C. Pritchard, G.W. Ratcliffe, K.M. Roberts-Jones, K.S. Silk, K.F. Tampin, A.G. Thomas, D.A. Thomas, D.G. Thomas, R.G. Thomas, W.B. Thomas, T.G. Turner, T.J. Van Rees, D.H. Williams, G. Williams, J.M. Williams and S.L. Williams.

1.	APOLOGIES	CC59 – 2014
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Apologies for absence were received from County Councillors D. Bailey, G. Bowker, R.G. Brown, C. Davies, S.C. Davies, S. Davies, M.J. Dorrance, A. Holloway, D.C. Jones, Mrs E.M. Jones, M.J. Jones, P.E. Lewis, S. McNicholas, E.T. Morgan, G.D. Price, J.G. Shearer, G.P. Vaughan.

2.	DECLARATIONS OF INTEREST	CC60 – 2014
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The following declarations of interest were made in respect of Item 3 Powys Local Development Plan:

Councillor G.R. Banks, personal non prejudicial interest as a member of Presteigne Town Council.

Councillor L.V. Corfield, personal non prejudicial interest as a member of Forden Community Council.

Councillor D.E. Davies, personal non prejudicial interest as a member of Berriew Community Council.

Councillor E.R. Davies, personal non prejudicial interest as a member of Caersws Community Council.

Councillor L.R.E. Davies, personal non prejudicial interest as a member of Llandinam Community Council.

Councillor M.J.B. Davies, personal non prejudicial interest as a member of Powys teaching Health Board.

Councillor D.O. Evans, personal non prejudicial interest as a member of Rhayader Town, Council, the Elan Valley Trust and LDP Working Group. Chartered surveyor and

partner in firm of estate agents in business with builders and developers from time to time.

Councillor D.R. Jones, personal and prejudicial interest in respect of land in respect of adjoining Montgomery Canal.

Councillor V.E. Evans, personal non prejudicial interest as a member of Llanfair Caereinion Town Council.

Councillor W.J. Evans, personal and prejudicial interest in respect of land in Llanyre ward.

Councillor M.R. Harris, personal and prejudicial interest in respect of the Royal Welsh Agricultural Society as a director.

Councillor S.M. Hayes, personal non prejudicial interest as a member of Montgomery Town Council.

Councillor G.G. Hopkins, personal non prejudicial interest as a member of Gwernyfed Community Council.

Councillor D.R. Jones, personal and prejudicial interest in respect of land in respect of adjoining Montgomery Canal.

Councillor G.M. Jones, personal and prejudicial interest in respect of policy on hydro schemes.

Councillor F.H. Jump, personal and prejudicial interest in respect of Montgomery Canal.

Councillor H. Lewis, personal non prejudicial interest as a member of Llangunllo Community Council.

Councillor W.J.T. Powell, personal non prejudicial interest as a member of Llandewi Ystradenny Community Council.

Councillor P.C. Pritchard, personal non prejudicial interest as a member of Welshpool Town Council.

Councillor D.A. Thomas, personal non prejudicial interest as a member of Tawe Uchaf Community Council.

Councillor W.B. Thomas, personal non prejudicial interest as a member of Llangyniew Community Council and prejudicial interest as the owner of land in a rural settlement.

Councillor T.J. Van Rees, personal non prejudicial interest as a member of Llanwrtyd Wells Town Council. Prejudicial interest in respect of one property with benefit of planning in Builth Wells.

Councillor J.M. Williams, personal non prejudicial interest as a member of Machynlleth Town Council.

3.	POWYS LOCAL DEVELOPMENT PLAN – DEPOSIT PLAN AND ASSESSMENT REPORTS	CC61 – 2013
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Council considered the Powys Local Development Plan Deposit Plan, Volume 1 – Written Statement, Volume 2 – Proposals and Inset Maps, the Habitats Regulations Assessment Report (HRA), the Environmental Report (Strategic Environmental Assessment) (SEA) and the Sustainability Appraisal Report (SA).

Council discussed extending the consultation period and officers agreed that it would be possible to extend it to the first week of September but that it would be difficult to go beyond that. The consultation date would be confirmed subject to final editing and translation. Officers confirmed that typographical errors in the report would be corrected before the documents were sent out for consultation. The Lead Professional was delegated authority to make minor amendments to Deposit Draft LDP and any

amendments to the assessment reports arising from changes agreed by Council to the Deposit Draft LDP.

Having heard the officers' presentation and debated various parts of the Plan, **Council resolved to make the following amendments:-**

1. Policy RE1 - Renewable Energy

RESOLVED to delete from paragraph 1ii. The following :- “Where they support diversification of, and remain subordinate to, an existing rural enterprise”

2. Policy H4 – Affordable Housing Contributions

RESOLVED to amend the target contribution for Central Powys from 30% to 20%.

3. Hierarchy of Settlements

RESOLVED to standardise the terminology for the hierarchy of settlements to Towns/Large Villages/Small Villages/Rural Settlements.

4. Policy H10 - Removal of conditions / planning obligations

RESOLVED to amend Policy H10 to read:-

Applications to remove restrictions on the occupancy, sale price or size of a dwelling which continue to serve a useful planning purpose will only be permitted where:

Evidence is provided demonstrating unsuccessful attempts to sell the property; and

A financial contribution is paid towards the provision of affordable housing equating to 50% of the gross uplift in the value of the property resulting from the removal of the restriction.

5. Policy H7 - Rural Affordable Homes

RESOLVED to delete from criterion 1 the words “In exceptional circumstances where justified by a specific household’s needs, a higher floor space may be acceptable up to a maximum of 115 sqm.”

6. Policy W2 - Anaerobic Digestion on Farms

RESOLVED that the whole of Policy W2 – Anaerobic Digestion on Farms be deleted.

7. Powys Local Growth Zones

RESOLVED that the Professional Lead Spatial Planning & Built Heritage (Place) be given delegated authority to include a reference

to Powys Local Growth Zones in the Economic Development section of the plan.

8. Inset Maps

RESOLVED that proposed site P58 HA9 be removed from Inset Map P58E.

RESOLVED that the Portfolio Holder for Regeneration and Planning be given delegated authority to deal with site specific issues with local members, including a replacement allocation for the allocated site removed in Ystradgynlais.

RESOLVED	Reason for decision:
<p>9. To approve the following for public consultation purposes:</p> <p>a) The Deposit Draft LDP (Appendices 1 & 2) as amended by resolutions 1 – 8 inclusive above.</p> <p>b) The Assessment Reports for the Deposit Draft LDP (HRA SEA, SA &) (Appendices 3, 4 & 5).</p>	<p>1. To comply with:</p> <ul style="list-style-type: none"> • The Town & Country Planning (Local Development Plan) (Wales) Regulations, 2005 • Environmental Assessment of Plans and Programmes (Wales) Regulations 2004. • The Conservation of Habitats and Species Regulations 2010. • The LDP Delivery Agreement.
<p>10. That Cabinet be granted delegated power to issue replies to the consultation responses received where appropriate to do so;</p> <p>11. That any matters requiring a decision during the Examination in Public are delegated to the Lead Professional for Spatial Planning and Built Heritage in consultation with the Portfolio Holder for Regeneration and Planning.</p>	<p>2 & 3 To ensure that decision can be made in a timely manner</p>

**L.R.E. Davies
Chairman**

**COFNODION CYFARFOD O'R CYNGOR SIR A
GYNHALIWYD YN NEUADD Y SIR, LLANDRINDOD
DDYDD MAWRTH 27 MAI 2014**

YN BRESENNOL

Y Cynghorydd Sir L.R.E. Davies (Cadeirydd)

Y Cynghorwyr Sir M.C. Alexander, P.J. Ashton, G.R. Banks, J.H. Brunt, L.V. Corfield, K.W. Curry, A.W. Davies, D.E. Davies, E.R. Davies, M.J.B. Davies, D.O. Evans, V.E. Evans, W.J. Evans, R.I. George, M.R. Harris, P. Harris, S.M. Hayes, J.C. Holmes, G.G. Hopkins, D.R. Jones, E.A. Jones, E.M. Jones, G.M. Jones, W.T. Jones, F.H. Jump, H. Lewis, M.C. Mackenzie, D.J. Mayor, P.J. Medicott, R.H. Mills, W.J.T. Powell, W.D. Powell, D.R. Price, P.C. Pritchard, G.W. Ratcliffe, K.M. Roberts-Jones, K.S. Silk, K.F. Tampin, A.G. Thomas, D.A. Thomas, D.G. Thomas, R.G. Thomas, W.B. Thomas, T.G. Turner, T.J. Van Rees, D.H. Williams, G. Williams, J.M. Williams ac S.L. Williams.

1.	YMDDIHEURIADAU	CC59 – 2014
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Derbyniwyd ymddiheuriadau gan y Cynghorwyr Sir D. Bailey, G. Bowker, R.G. Brown, C. Davies, S.C. Davies, S. Davies, M.J. Dorrance, A. Holloway, D.C. Jones, Mrs E.M. Jones, M.J. Jones, P.E. Lewis, S. McNicholas, E.T. Morgan, G.D. Price, J.G. Shearer, G.P. Vaughan.

2.	DATGANIADAU O DDIDORDEB	CC60 – 2014
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Nodwyd y datganiadau o ddiddordeb canlynol mewn perthynas ag Eitem 3 Cynllun Datblygu Lleol Powys:

Y Cynghorydd G.R. Banks, buddiant personol nad yw'n rhagfarnus fel aelod o Gyngor Tref Llanandras.

Y Cynghorydd L.V. Corfield, buddiant personol nad yw'n rhagfarnus fel aelod o Gyngor Cymuned Ffordun.

Y Cynghorydd D.E. Davies, buddiant personol nad yw'n rhagfarnus fel aelod o Gyngor Cymuned Aberriw.

Y Cynghorydd E.R. Davies, buddiant personol nad yw'n rhagfarnus fel aelod o Gyngor Cymuned Caersws.

Y Cynghorydd L.R.E. Davies, buddiant personol nad yw'n rhagfarnus fel aelod o Gyngor Cymuned Llandinam.

Y Cynghorydd M.J.B. Davies, buddiant personol nad yw'n rhagfarnus fel aelod o Fwrdd Iechyd addysgu Powys.

Y Cynghorydd D.O. Evans, buddiant personol nad yw'n rhagfarnus fel aelod o Gyngor Tref Rhaeadr, Ymddiriedolaeth Cwm Elan a Gweithgor y CDLI. Syrfêwr Siartredig a

phartner mewn cwmni gwerthu eiddo mewn busnes gydag adeiladwyr a datblygwyr o dro i dro.

Y Cynghorydd D.R. Jones, buddiant personol a rhagfarnus mewn perthynas â thir gerllaw Camlas Sir Drefaldwyn.

Y Cynghorydd V.E. Evans, buddiant personol nad yw'n rhagfarnus fel aelod o Gyngor Tref Llanfair Caereinion.

Y Cynghorydd W.J. Evans, buddiant personol a rhagfarnus mewn perthynas â thir yn ward Llanllŷr.

Y Cynghorydd M.R. Harris, buddiant personol a rhagfarnus mewn perthynas (fel cyfarwyddwr) â Chymdeithas Amaethyddol Frenhinol Cymru.

Y Cynghorydd S.M. Hayes, buddiant personol nad yw'n rhagfarnus fel aelod o Gyngor Tref Trefaldwyn.

Y Cynghorydd G.G. Hopkins, buddiant personol nad yw'n rhagfarnus fel aelod o Gyngor Cymuned Gwernyfed.

Y Cynghorydd D.R. Jones, buddiant personol a rhagfarnus mewn perthynas â thir gerllaw Camlas Sir Drefaldwyn.

Y Cynghorydd G.M. Jones, buddiant personol a rhagfarnus mewn perthynas â pholisi cynlluniau hydro.

Y Cynghorydd F.H. Jump, buddiant personol a rhagfarnus mewn perthynas â Chamlas Sir Drefaldwyn.

Y Cynghorydd H. Lewis, buddiant personol nad yw'n rhagfarnus fel aelod o Gyngor Cymuned Llangunllo.

Y Cynghorydd W.J.T. Powell, buddiant personol nad yw'n rhagfarnus fel aelod o Gyngor Cymuned Llanddewi Ystradenni.

Y Cynghorydd P.C. Pritchard, buddiant personol nad yw'n rhagfarnus fel aelod o Gyngor Tref y Trallwng.

Y Cynghorydd D.A. Thomas, buddiant personol nad yw'n rhagfarnus fel aelod o Gyngor Cymuned Tawe Uchaf.

Y Cynghorydd W.B. Thomas, buddiant personol nad yw'n rhagfarnus fel aelod o Gyngor Cymuned Llangynyw a buddiant rhagfarnus fel perchennog tir mewn anheddiad gwledig.

Y Cynghorydd T.J. Van Rees, buddiant personol nad yw'n rhagfarnus fel aelod o Gyngor Tref Llanwrtyd. Buddiant rhagfarnus mewn perthynas ag un tŷ gyda chaniatâd cynllunio yn Llanfair-ym-muallt.

Y Cynghorydd J.M. Williams, buddiant personol nad yw'n rhagfarnus fel aelod o Gyngor Tref Machynlleth.

3.	CYNLLUN DATBLYGU LLEOL POWYS - CYNLLUN ADNAU AC ADRODDIADAU ASESU	CC61 – 2013
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Bu'r Gyngor yn ystyried Cynllun Adnau, Cyfrol 1 Cynllun Datblygu Lleol Powys – Datganiad Ysgrifenedig, Cyfrol 2 – Cynigion a Mapiau Mewnosod, Adroddiad Asesu Rheoliadau Cynefinoedd (ARhC), Yr Adroddiad Amgylcheddol (Asesiad Amgylcheddol Strategol) (AAS) a'r Adroddiad Arfarniad o Gynaliadwyedd (AG).

Trafodwyd ymestyn y cyfnod ymgynghori a chytunodd swyddogion y byddai'n bosib ei ymestyn hyd at wythnos gyntaf mis Medi, ond byddai'n anodd mynd tu hwnt i hynny. Byddai'r dyddiad ymgynghori yn cael ei gadarnhau yn ddibynnol ar y golygu terfynol a chyfieithu. Cadarnhaodd swyddogion y byddai camgymeriadau argraffyddol yn yr

adroddiad yn cael eu cywiro cyn anfon y dogfennau allan i ymgynghori. Dirprwywyd awdurdod i'r Swyddog Proffesiynol Arweiniol i wneud mân ddiwygiadau i Ddrafft Adnau'r CDLI ac unrhyw ddiwygiadau i'r adroddiadau asesu sy'n deillio o newidiadau a gytunir gan y Cyngor i Ddrafft Adnau'r CDLI.

Ar ôl clywed cyflwyniadau'r swyddogion ac ar ôl trafod rhannau amrywiol y Cynllun, penderfynodd y Cyngor ar y diwygiadau canlynol:-

1. Polisi RE1 – Ynni Adnewyddadwy

PENDERFYNWYD dileu'r canlynol o baragraff 1ii. :- “Lle maent yn cefnogi arallgyfeirio, ac yn parhau'n israddol i, fenter wledig sy'n bodoli eisoes”

2. Polisi H4 – Cyfraniadau Tai Fforddiadwy

PENDERFYNWYD diwygio'r cyfraniad targed ar gyfer Canol Powys o 30% i 20%.

3. Hierarchaeth Aneddiadau

PENDERFYNWYD safoni terminoleg mewn perthynas â hierarchaidd Aneddiadau i'r canlynol: Trefi/Mawr Pentrefi/Bach Pentrefi/Aneddiadau Gwledig.

4. Polisi H10 – Dileu amodau / ymrwymadau cynllunio

PENDERFYNWYD diwygio Polisi H10 i ddarllen fel a ganlyn:-

Caniateir ceisiadau i ddileu cyfyngiadau ar ddeiliadaeth, pris gwerthu neu faint anheddiad sy'n parhau i fod o ddefnydd mewn perthynas â phwrpas cynllunio yn unig pan:

Ddarperir tystiolaeth i ddangos ymdrechion aflwyddiannus i werthu'r eiddo; a

Telir cyfraniad ariannol tuag at ddarparu cartrefi fforddiadwy sy'n cyfateb i 50% o gynnydd gros gwerth yr eiddo sy'n deillio o ddileu'r cyfyngiad.

5. Polisi H7 – Cartrefi Gwledig Fforddiadwy

PENDERFYNWYD dileu o faen prawf 1 y geiriau “mewn amgylchiadau eithriadol wedi'u llawn unioni gan anghenion cartref penodol, gall arwynebedd llawr mwy bod yn dderbyniol hyd at uchafswm o 115 metr sgwâr.”

6. Polisi W2 – Treulio Anaerobig ar Ffermydd

PENDERFYNWYD dileu Polisi W2, Treulio Anaerobig ar Ffermydd, yn gyfan gwbl.

7. Ardaloedd Twf Lleol Powys

PENDERFYNWYD dirprwyo awdurdod i Swyddog Proffesiynol Arweiniol Cynllunio Gofodol a Threftadaeth Adeiledig (Lle) i gynnwys cyfeiriad at Ardaloedd Twf Lleol Powys yn adran Datblygu Economaidd y cynllun.

8. Mapiau Mewnosod

PENDERFYNWYD dileu safle arfaethedig P58 HA9 o Fap Mewnosod P58E.

PENDERFYNWYD dirprwyo awdurdod i Aelod Portffolio Adfywio a Chynllunio i ddelio gyda phroblemau aelodau lleol o ran safleoedd penodol, gan gynnwys dyraniad amgen mewn perthynas â'r safle dynodedig a ddilëwyd yn Ystradgynlais.

PENDERFYNWYD	Rheswm dros y penderfyniad:
<p>9. Cymeradwyo'r canlynol at bwrpasau ymgynghoriad cyhoeddus:</p> <p>c) Y CDLI Adnau Drafft (Atodiadau 1 & 2) fel y'u diwygiwyd gan gynigion 1 – 8 uchod.</p> <p>d) Adroddiadau Asesu'r CDLI Adnau Drafft (ARhC, AAS, AG &) (Atodiadau 3, 4 & 5).</p>	<p>2. Er mwyn cydymffurfio â:</p> <ul style="list-style-type: none"> • Rheoliadau Cynllunio Gwlad a Thref (Cynllun Datblygu Lleol) (Cymru), 2005 • Rheoliadau Asesiadau Amgylcheddol o Gynlluniau a Rhaglenni (Cymru) 2004 • Rheoliadau Gwarchod Cynefinoedd a Rhywogaeth 2010. • Cytundeb Darparu'r CDLI.
<p>10. Dirprwyo awdurdod i'r Cabinet i ddsbarthu atebion i'r ymatebion a dderbynnir i'r ymgynghoriad, lle bo hynny'n briodol;</p> <p>11. Dirprwyo unrhyw faterion lle mae angen penderfyniad yn ystod yr Archwiliad Cyhoeddus i'r Swyddog Proffesiynol Arweiniol dros Gynllunio Gofodol a Threftadaeth Adeiledig ar y cyd gyda'r Aelod Portffolio dros Adfywio a Chynllunio.</p>	<p>2 & 3 Er mwyn sicrhau y gwneir penderfyniad mewn ffordd amserol.</p>

L.R.E. Davies
Cadeirydd