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PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE Thursday, 12th April, 2018

The use of Welsh by participants is welcomed. If you wish to use Welsh please inform us by noon, two working days before the meeting

S U P P L E M E N T A R Y P A C K

1. MINUTES OF THE PREVIOUS MEETING

To authorise the Chair to sign the minutes of the previous meetings of the Committee held on 21 February, 2018, 8 March 2018 and 15 March 2018 as correct records.

(Pages 1 - 48)

1.1. Updates

Any Updates will be added to the Agenda, as a Supplementary Pack, wherever possible, prior to the meeting.

(Pages 49 - 56)

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MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT COUNCIL CHAMBER - COUNTY HALL, LLANDRINDOD WELLS, POWYS ON WEDNESDAY, 21 FEBRUARY 2018

PRESENT

County Councillor D R Price (Chair)

County Councillors K Lewis, L V Corfield, L George, H Hulme, E M Jones, K Laurie-Parry, H Lewis, I McIntosh, P C Pritchard, G Pugh, P Roberts, 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 Councillor M.J. Jones.

2. MINUTES OF THE PREVIOUS MEETING

The Chair was authorised to sign as a correct record the minutes of the meeting held on 1 February, 2018.

Planning

3. DECLARATIONS OF INTEREST

(a) County Councillor G Pugh declared a prejudicial interest in application P/2017/1293 because the agent is an employee.

County Councillor L George declared a prejudicial interest in application P/2017/1241 as he is a School Governor at Ysgol Gynradd, Carno.

County Councillor E. Vaughan declared an interest in application P/2017/1241 as he is a Governor of Ysgol Carno, Glantwymyn and Llanbrynmair Federation.

(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) 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 the following Members (who are not members of the Committee) would be speaking as the 'Local Representative':
County Councillor J. M. Williams – P/2017/1342
County Councillor M Alexander – P/2017/1293 and P/2017/1402

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 and had time to read the update circulated the previous day and prior to the meeting.

4.2 P/2017/0078 Land at Glascwm, Glascwm, Powys

Grid Ref: 315770.54 253230.59

Valid Date: 31/01/2017

Officer: Tamsin Law

Community Council: Glascwm Community Council

Applicant: Mrs Sheila Powell, c/o Agent

Location: Land at Glascwm, Glascwm, Powys

Proposal: Full: Erection of a single dwelling, creation of access, installation of septic tanks and all associated works

Application Type: Application for Full Planning Permission

Mr McCleave spoke against the application.
Mr A Southerby spoke as the Agent.

In response to questions the Built Heritage Officer confirmed that as a result of the revised plans and new design, she had assessed that the dwelling was now absorbed into the landscape and did not object to the proposed development.

The Principal Planning Officer confirmed that the revised plans superseded the previous plans and the planning permission [August 2017] had not been issued. The Professional Lead Development Management advised that if Development Management receives further information prior to issuing the planning permission, which it considers could materially alter the decision it would consider the issues. In this case, the Built Heritage Officer's response had raised key issues and therefore it was considered appropriate to re-advertise and re-publicise and then reconsider the application.

In response to a question regarding affordable housing the Professional Lead Development Management advised that the affordable housing policy was incorrectly referred to when considering the application in August. He clarified that the lack of a five year housing land supply was the reason for recommending approval to the application.

The Highway Authority confirmed that one extra dwelling would not make an unacceptable impact on the road network. In response to a question the Solicitor advised that the Council had sought counsel's advice and the officer's report was based on this.

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.

County Councillor K Laurie-Parry arrived at the meeting.

4.3 P/2016/1154 Land opposite Wesley Terrace, Ystryd y Ceunant, Llanfechain, Powys, SY22 6UR

Grid Ref: 318705.82 320651.4

Valid Date: 20/12/2016

Officer: Tamsin Law

Community Council: Llanfechain Community Council

Applicant: Mrs Humphreys, c/o agent

Location: Land opposite Wesley Terrace, Ystryd y Ceunant, Llanfechain, Powys, SY22 6UR

Proposal: Residential development for up to 6 dwellings including formation of vehicular access and associated works (outline)

Application Type: Application for Outline Planning Permission

Councillor S Marshall spoke on behalf of Llanfechain Community Council. Mr G Davies spoke as the Agent.

The Principal Planning Officer advised that an update, in respect of this application, had been provided prior to the meeting.

In response to questions the Highway Authority advised that the original application had not contained adequate details and so the Highways Authority had recommended refusal. However, as a result of negotiations the new outline plans were acceptable.

The Committee raised concerns about the potential impact of the development on the conservation area and was concerned that this was an outline application rather than a full application. The Committee noted that the lack of a five year housing supply should only be given weight when an application complied with all other policies. The Committee considered that, from the officers' photographs, the proximity of the development would clearly have a profound effect on the conservation area and that insufficient information to consider this was available with an outline application.

In response to questions the Highway Authority advised that the applicant had offered improvements to the highway, which were acceptable at outline application and that the Authority had asked for more details at reserved matters.

In response to questions the Principal Planning Officer advised that if the Committee was minded to refuse the application, a future application is likely to be considered under the Local Development Plan [LDP].

It was moved and duly seconded to refuse the application as there was insufficient evidence regarding the impact of the development on the conservation area to determine the application.

RESOLVED:	Reason for decision:
that contrary to officers recommendation the application be refused and that it be delegated to the Professional Lead for Development Management to agree the wording of the reason for refusal.	Insufficient information has been submitted to make an informed decision on the developments impact on the conservation area contrary to UDP policy.

County Councillor P Roberts left the meeting to attend other Council business.

The Chair agreed to change the order of the agenda to accommodate speakers and the public.

County Councillor G Pugh having declared a prejudicial interest left the meeting room for the next application.

4.5 P/2017/1293 Land adjacent to Llangadfan Cemetery, Llangadfan, Powys

Grid Ref: 300381.26 311445.43

Valid Date: 06/11/2017

Officer: Eddie Hrustanovic

Community Council: Banwy Community Council

Applicant: Joy Williams, Cyffiau, Trefeglwys, Caersws, Powys, SY17 5RF

Location: Land adjacent to Llangadfan Cemetery, Llangadfan, Powys

Proposal: Outline application (with some matters reserved) for erection of 5 dwellings with detached garages, formation of vehicular access and all associated works

Application Type: Application for Outline Planning Permission

County Councillor M Alexander spoke as the local representative.
Mrs M Morris spoke as the applicant.

In response to a question the Planning Officer advised that the site was outside the Unitary Development Plan and not in the LDP.

The Committee noted that the Welsh Government Transport had advised that there was insufficient evidence to determine the application.

The Planning Officer advised, in response to a question, that the area around The Sun and the cemetery did not in his opinion form a fourth cluster. The village of Llangadfan was made up of three clusters of dwellings and the proposed development was approximately 150m away from the cluster around the primary school.

RESOLVED:	Reason for decision:
<p>That the application be refused.</p>	<p>1. The proposed development is located within an area of open countryside as defined by the Powys Unitary Development Plan (2010). The proposed development is considered to be unjustified development in the open countryside which would be harmful to the character and appearance of the area. The proposed development is therefore contrary to the provisions of Policies HP4, HP6, HP8, HP9, GP1, and ENV2 of Powys Unitary Development Plan (2010), Technical Advice Note 6: Planning for Sustainable Rural Communities (2010), Technical Advice Note 12: Design (2016), and Planning Policy Wales (9th Edition, November 2016).</p> <p>2. Insufficient information has been submitted to assess that a safe means off access could be achieved at this location. The proposed development is therefore contrary to policies GP4 of the Powys Unitary Development Plan (2010), Technical Advice Note (TAN) 18: Transport (2004) and Planning Policy Wales (9th</p>

	edition, 2016).
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County Councillor G Pugh resumed his seat in the meeting.

4.6 P/2017/1402 Derwen, Llanerfyl, Welshpool, Powys, SY21 0EG

Grid Ref: 303406.15 309647.54
Valid Date: 13/12/2017
Officer: Steve Packer
Community Council: Llanerfyl Community Council
Applicant: Mrs Sioned Roberts, Parc Llangadfan, Welshpool, Powys, SY21 0PJ
Location: Derwen, Llanerfyl, Welshpool, Powys, SY21 0EG
Proposal: Outline application (with all matters reserved) for erection of up to 4 no detached dwellings with detached garages.
Application Type: Application for Outline Planning Permission

County Councillor M Alexander spoke as the local representative.
Mr G Davies spoke as the agent.

County Councillor P. Pritchard declared an interest in the application as a relative lives across the road from the development site and therefore left the meeting room.

The Committee welcomed the reduction of the development from nine to four dwellings.

RESOLVED: that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes.	Reason for decision: As officers recommendation as set out in the report which is filed with the signed minutes.
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County Councillor P. Pritchard resumed his seat in the meeting.

4.7 P/2017/1342 Land between 14 & 15 Fford Mynydd Griffith, Machynlleth, Powys, SY20 8DD

Grid Ref: 274781.66 301216.44
Valid Date: 17/11/2017
Officer: Luke Jones

Community Council: Machynlleth Town Council

Applicant: Mrs S Hewitt, Blue Horizon Homes Ltd, 2 St Helens Crescent, Benson, Wellington, OX10 6RX

Location: Land between 14 & 15 Fford Mynydd Griffith, Machynlleth, Powys, SY20 8DD

Proposal: Full: Erection of 4 no dwellings and garages and all associated works

Application Type: Application for Full Planning Permission

County Councillor J. M. Williams spoke as the local representative.
Councillor A McGarry spoke on behalf of Machynlleth Town Council.
Mr C. Fuller spoke against the application.
Mr A George spoke as the agent.

The Planning Officer advised that if the Committee was minded to approve the application the conditions were those detailed in the Update report. In response to a question the Planning Officer advised that the application did not include an affordable dwelling and this was stated in the report in error.

In response to questions the Planning Officer advised that as the area of the site had increased the applicant now considered that two further houses could be accommodated on the site and the houses would be located further away from neighbouring properties. The Professional Lead Development Management advised that the Trunk Road Agency is only consulted when developments are going to materially increase the use of the trunk road and when within a certain distance to a trunk road and this development is outside that distance. The Highways Authority advised it could not comment on a trunk road issues but advised that the junction was a busy one. The Committee noted that a bus depot and employment site was opposite the junction onto the trunk road and raised concerns about the impact of this on the junction.

The Planning Officer advised that the pond would be relocated on the site.

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

The Committee adjourned for lunch at 1240 hrs and reconvened at 1310 hrs.

County Councillors I McIntosh and G Williams left the meeting for other council business.

4.8 P/2017/1421 Land adj Morgannwg, Cilmerly, Builth Wells, Powys, LD2 3NU

Grid Ref: 300529.02 251422.84

Valid Date: 06/12/2017

Officer: Thomas Goodman

Community Council: Cilmery Community Council

Applicant: Mrs Eileen Cheffers, 9 The Crescent, Llanelwedd, Builth Wells, Powys, LD2 3TR

Location: Land adj Morgannwg, Cilmery, Builth Wells, Powys, LD2 3NU

Proposal: Outline: Residential use of 4 self build plots (all matters reserved)

Application Type: Application for Outline Planning Permission

The Planning Officer advised that a further petition of 50 signatures and photographs had been received.

Mr R Davies spoke on behalf of local residents.
Mr R Barrett spoke on behalf of the applicant.

The Chair raised a concern that although requesting to speak on behalf of the applicant the latter speaker seemed to have spoken on behalf of the Community Council.

The Chair agreed to adjourn the meeting to allow officers to speak to the public speakers. [During this break the Committee considered a request regarding the next Committee on 2 March – see information after the minutes for this agenda item.]

The Planning Officer advised that the speaker indicated that the applicant was not currently in discussion with the Trunk Road Agency. It was proposed and duly seconded to defer the application to seek clarification on the future of the layby from the applicant.

RESOLVED:	Reason for decision:
that the application be deferred.	That in light of the applicant's representative stating that ongoing discussion with the Welsh Government Trunk Road Agency to allow the applicant to report back on potential amendments to the access.

During the adjournment of the Committees discussion regarding application P/2017/1421 the Chair advised that he and the Vice Chair had considered a

request for a site visit to be made in respect of an application to be considered at the meeting on 2 March, 2018. He advised that as they had not received a valid reason for a site visit this had been refused. Councillor P Pritchard gave reasons for a site visit and the Professional Lead Development Management advised that he considered that these were not exceptional and the application could be considered with the usual officer's presentation. The Committee considered the issues raised by Councillor Pritchard and considered that a site visit was required. As a result a site visit would take place prior to the meeting on 2 March and the Committee would meet in Neuadd Maldwyn, Welshpool.

4.9 P/2017/1250 Land adjoining Cranford, Llansantffraid, Powys, SY22 6AX

Grid Ref: 323045.79 320594.62

Valid Date: 30/10/2017

Officer: Eddie Hrustanovic

Community Council: Llansantffraid Community Council

Applicant: Mrs B A Edwards, Lower Trewylan Farm,
Llansantffraid, SY22 6TH

Location: Land adjoining Cranford, Llansantffraid, Powys,
SY22 6AX

Proposal: Outline application (with some matters reserved)
for residential development for up to 9 dwellings
with 7 no. garages, formation of vehicular access
and all associated works

Application Type: Application for Outline Planning Permission

The Planning Officer advised that this was Phase 2 of a development and if the Committee was minded to approve the officers recommended a S106 agreement to secure the provision and implementation of open space. In addition, as the Education Department's response had been received that morning, the Planning Officer asked that it be delegated to the Professional Lead Development Management in consultation with the Chair and Vice Chair for a contribution towards Education services and that if this is not agreed by the applicant that the application be refused.

The Committee raised concerns about the phasing of applications and that applicants were splitting sites. Questions were raised about sustainability of the development as 33 houses had recently been approved, which was 13 more than considered sustainable in the UDP. In response to questions about what level of development would be considered sustainable the Professional Lead Development Management advised that each settlement had to be considered on its own merits and the Committee had to consider whether a development would affect the character of a village. The Professional Lead also advised that if any part of the site was on Grade 2 agricultural land the Committee would need

to give this weight in addition to giving weight to the lack of five year housing land supply.

The Professional Lead Development Management, in response to questions, advised that if the Committee was concerned about Phasing it could condition that Phase 2 did not start until Phase 1 was completed.

It was moved and duly seconded to refuse the application as the development was not sustainable, due to the cumulative impact of developments, that Grade 2 agricultural land should be protected and that the application was contrary to the UDP.

RESOLVED:	Reason for decision:
that the application be refused contrary to officers recommendation.	The proposed development was considered contrary to policy as it was not considered to be sustainable development and would impact on grade 2 agricultural land.

4.12 P/2017/1331 24 The Gardens, Kerry, Newtown, Powys SY16 4NX

Grid Ref: 314769.06, 289890.49

Valid Date: 22/11/2017

Officer: Bryn Pryce

Community Council: Kerry Community Council

Applicant: Powys County Council

Location: 24 The Gardens, Kerry, Newtown Powys SY16 4NX

Proposal: Full: Formation of vehicular access and hard standing (retrospective)

Application Type: Application for Full Planning Permission

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.

4.4 P/2017/1268 Land adjoining Maes Gwyn, Llanfair Caereinion, Powys, SY21 0BD

Grid Ref: 310145.64 306222.25

Valid Date: 31/10/2017

Officer: Eddie Hrustanovic

Community Council: Llanfair Caereinion Community Council

Applicant: Mrs M Williams, Tanhouse Farm, Llanfair Caereinion, Powys, SY21 0BD

Location: Land adjoining Maes Gwyn, Llanfair Caereinion, Powys, SY21 0BD

Proposal: Outline: Residential Development of up to 9 dwellings (Phase 2), formation of vehicular access and all associated works

Application Type: Application for Outline Planning Permission

The Planning Officer referred the Committee to the Update report and advised that the development was for 9 dwellings, with three being affordable units.

The Committee raised concerns about the sustainability of the development and that 53 units had been approved in the last few months. It was noted that the proposed site was outside the development boundary.

The Professional Lead Development Management advised that although Llanfair Caereinion is an area centre the issue of sustainability was still valid. He advised that if the Committee was minded to refuse the application he asked that it be delegated to him to agree wording with the Chair and Vice Chair.

It was moved and duly seconded to refuse the application as the development was not sustainable and was a departure from the UDP.

RESOLVED:	Reason for decision:
that the application be granted refused contrary to officer's recommendation and that it be delegated to the Professional Lead to agree the wording of the reason for refusal in consultation with the Chair and Vice Chair.	The proposed development is considered to be unsustainable development in the open countryside contrary to Planning Policy.

4.10 P/2017/0974 Land adjoining Cilfach Glyd, Deytheur, Llansantffraid, Powys, SY22 6TF

Grid Ref: 323834.99 317097.54

Valid Date: 25/08/2017

Officer: Holly Hobbs

Community Council: Llandrinio Community Council

Applicant: Mr G Jones, Haulfryn, Deytheur, Llansantffraid, Powys, SY22 6TF

Location: Land adjoining Cilfach Glyd, Deytheur, Llansantffraid, Powys, SY22 6TF

Proposal: Outline: Erection of one detached private dwelling with all associated works (some matters reserved)

Application Type: Application for Outline Planning Permission

In response to concerns raised that this was a ribbon development the Planning Officer advised that such development was characteristic of the settlement. She advised that the proposed development was well integrated into the area.

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.

4.11 P/2017/1190 Gate Farm, Criggion Lane, Trewern, Welshpool, Powys SY21 8DU

Grid Ref: 327661.13, 311493.26

Valid Date: 13/10/2017

Officer: Bryn Pryce

Community Council: Trewern Community Council

Applicant: Mr Chapman Fronhaul, Trewern, Welshpool Powys SY21 8DU

Location: Gate Farm, Criggion Lane, Trewern Welshpool Powys SY21 8DU

Proposal: Outline: Residential Development of up to 5 dwellings, formation of vehicular access and associated works (Some matters reserved)

Application Type: Application for Outline Planning Permission

The Planning Officer referred the Committee to the update report and advised that Environmental Health had no objections to the application.

The Committee raised concerns about sustainability of the development as there were no facilities in the village. It was noted that 36 units had recently been approved in the area and it was considered that this was overdevelopment and inconsistent with the UDP. It was noted that this was not a candidate site in the Local Development Plan.

It was moved and duly seconded to refuse the application as this was not a sustainable development, it was considered to be overdevelopment and was outside the UDP.

RESOLVED:	Reason for decision:
that the application be refused, contrary to officers recommendation and that it be delegated to the Professional Lead Development Management, in consultation with the Chair and Vice Chair to agree the wording of the reasons for refusal.	The development was considered to be unsustainable development in the open countryside contrary to planning policy.

County Councillor P Pritchard and R Williams left the meeting.

4.13 P/2017/1403 Land off Abbey Lane, Geuffordd, Guilsfield, Powys, SY21 9DR

Grid Ref: 321353.64 314293.9

Valid Date: 30/11/2017

Officer: Sara Robinson

Community Council: Meifod Community Council

Applicant: Mr B V Edwards, Broniarth Farm, Ashtree Barn, Guilsfield, Powys SY21 9DT

Location: Land off Abbey Lane, Geuffordd, Guilsfield, Powys, SY21 9DR

Proposal: Outline application (with some matters reserved), formation of vehicular access, installation of septic tank and all associated works

Application Type: Application for Outline Planning Permission

In response to a question the Planning Officer advised that the application site was not under the same ownership as the nursery.

The Committee noted that the land was Grade 3a and it felt that the Planning Authority had a responsibility to protect such quality land.

Concerns were raised about the distance of the proposed development site to other dwellings and the character and appearance of the plot was different to others in the area.

It was moved and duly seconded to refuse the application to protect Grade 3a agricultural land and the character and appearance of the plot was different to the area.

RESOLVED:	Reason for decision:
that the application be refused contrary to officers recommendation and that it be delegated to the Professional Lead Development Management to agree the wording of the reasons for refusal.	The development was considered to be unsustainable development in the open countryside which would result in the loss of grade 3a agricultural land, contrary to planning policy.

4.14 P/2017/1087 Lland adj Dyfnant, Sarnau, Llanymynech, Powys, SY22 6QL

Grid Ref: 323476.24 315738.1

Valid Date: 25/09/2017

Officer: Sara Robinson

Community Council: Llandrinio Community Council

Applicant: DT Davies, New House Farm, Sarnau, Llanymynech, Powys, SY22 6QL

Location: Lland adj Dyfnant, Sarnau, Llanymynech, Powys, SY22 6QL

Proposal: Outline – 1 residential dwelling, formation of vehicular access and associated works

Application Type: Application for Outline Planning Permission

The Planning Officer referred the Committee to the update report and that if the Committee was minded to approve the application that the conditions were those as detailed in the update report.

In response to questions the Professional Lead Development Management advised that rights of way was considered to be outside the application site.

The Planning Officer confirmed that an alternative option for the discharge of foul drainage had been proposed. The applicant would need to seek consent from Natural Resources Wales [NRW] for this under different legislation.

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

4.15 P/2017/1289 Land at Pwll Farm, Hendomen, Montgomery, Powys, SY15 6EZ

Grid Ref: 321657.35 298063.15

Valid Date: 03/11/2017

Officer: Gemma Bufton

Community Council: Montgomery Town Council

Applicant: Mr D M Jones, Wernllwyd, Berriew, Welshpool, Powys

Location: Land at Pwll Farm, Hendomen, Montgomery, Powys, SY15 6EZ

Proposal: Outline application for erection of 1 no. dwellings with detached garages, alterations to vehicular access, installation of septic tanks and all associated works

Application Type: Application for Outline Planning Permission

The Planning Officer referred the Committee to the update report which contained a letter from the local representative.

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.

4.16 P/2017/1325 Land adj Plas Robin, Llandyssil, Powys, SY15 6LQ

Grid Ref: 319754.92 295557.2

Valid Date: 21/11/2017

Officer: Gemma Bufton

Community Council: Llandyssil Community Council

Applicant: Mr & Mrs D Parry, Plas Robin, Llandyssil, Powys, SY15 6LQ

Location: Land adj Plas Robin, Llandyssil, Powys, SY15 6LQ

Proposal: Outline: Erection of 1 no open market dwelling with garage. Creation of access road and installation of septic tank (all matters reserved)

Application Type: Application for Outline Planning Permission

The Committee was advised that a small part of the site was Grade 3a agricultural land with the rest being non-agricultural.

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.

4.17 P/2017/1345 Fox Farm, Garthmyl, Montgomery, Powys, SY15 6RW

Grid Ref: 319495.92 299527.89

Valid Date: 15/11/2017

Officer: Gemma Bufton

Community Council: Berriew Community Council

Applicant: Mr & Mrs Gannon, Fox Farm, Garthmyl, Montgomery, Powys, SY15 6RW

Location: Fox Farm, Garthmyl, Montgomery, Powys, SY15 6RW

Proposal: Outline: Erection of a dwelling and associated works including improvements to existing access

Application Type: Application for Outline Planning Permission

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

with the signed minutes.	
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County Councillor E.M. Jones left the meeting.

County Councillors L. George and E Vaughan having declared an interest left the meeting room for the next application.

4.18 P/2017/1241 Ysgol Gynradd, Carno, Llanbrynmair, Powys, SY17 5LH

Grid Ref: 296088.12 296572.33

Valid Date: 21/10/2017

Officer: Dunya Fourie

Community Council: Carno Community Council

Applicant: Powys County Council

Location: Ysgol Gynradd, Carno, Llanbrynmair, Powys, SY17 5LH

Proposal: Full: Replacement primary school; relocation of existing public playground equipment and biomass boiler and all associated works

Application Type: Application for Full Planning Permission

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.

County Councillors L. George and E Vaughan returned to the meeting room.

4.19 P/2017/1266 Land forming part of Rhallt Field, Rhallt Lane, Buttington, Powys SY21 9JP

Grid Ref: 324018.63 308905.84

Valid Date: 30/10/2017

Officer: Luke Jones

Community Council: Welshpool Town Council

Applicant: Mr & Mrs E Turner, Rhallt Lane, The Uplands, Buttington, Welshpool, Powys, SY21 9HS

Location: Land forming part of Rhallt Field, Rhallt Lane, Buttington, Powys, SY21 9JP

Proposal: Outline: Erection of one detached dwelling and garage, creation of new vehicular access and installation of septic tank (all matters reserved)

Application Type: Application for Outline Planning Permission

The Professional Lead Development Management advised that sustainability was a key consideration and on balance the Officers recommended approval.

The Committee raised concerns regarding the visual impact on other houses and that the application was for a dwelling in open countryside.

RESOLVED:	Reason for decision:
that the application be refused contrary to officers recommendation and that it be delegated to the Professional Lead Development Management to agree the wording of the reason for refusal.	The proposed development was contrary to planning policy as it was considered to be unjustified development in the open countryside and to also have an unacceptable visual impact on the area.

County Councillor K Silk left the meeting.

4.20 P/2017/1249 2 Severn Street, Welshpool, Powys SY21 7AB

Grid Ref: 322545.74 307473.89

Valid Date: 29/11/2017

Officer: Luke Jones

Community Council: Welshpool Town Council

Applicant: Powys County Council

Location: 2 Severn Street, Welshpool, Powys, SY21 7AB

Proposal: Full: Change of use of building and refurbishment of existing roof and proposed extension to rear of property

Application Type: Application for Full Planning Permission

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.

4.21 DIS/2017/0222 11 Burgess Croft, Welshpool, Powys SY21 7RJ

Grid Ref: 322507.54 308226.91

Valid Date: 06/11/2017

Officer: Luke Jones

Community Council: Welshpool Town Council

Applicant: Powys County Council

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

Proposal: Discharge of conditions no. 3 & 4 of planning consent P/2017/0845

Application Type: Application for Approval of Details Reserved by Condition

RESOLVED:	Reason for decision:
that the application be granted consent, to discharge the conditions as 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.

4.22 DIS/2017/0240 Archdeacon Griffiths Primary School, Llyswen, Brecon, Powys LD3 0YB

Grid Ref: 312842.33 238465.34

Valid Date: 28/11/2017

Officer: Thomas Goodman

Community Council: Bronllys Community Council

Applicant: Powys County Council

Location: Archdeacon Griffiths Primary School, Llyswen, Brecon, Powys, LD3 0YB

Proposal: Discharge of conditions no. 3, 18, 21 & 22 of P/2016/0801

Application Type: Application for Approval of Details Reserved by Condition

RESOLVED:	Reason for decision:
that the application be granted consent, to discharge the conditions as 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.

4.23 TREE/2018/0004 Land rear of Mafeking, Triangle Cwmdauddwr, Rhayader, Powys

Grid Ref: 296795.09 267814.2

Valid Date: 15/01/2017

Officer: Karen Probert

Community Council: Rhayader Town Council

Applicant: Mr Phil Woosnam, Mafeking, Triangle Cwmdauddwr, Rhayader, Powys

Location: Land rear of Mafeking, Triangle Cwmdauddwr, Rhayader, Powys

Proposal: Application for works to a beech tree in a conservation area

Application Type: Works to trees subject to a TPO and/or Notification of proposed works to trees in conservation areas

The Planning Officer advised that Rhayader Town Council had no objections to the application.

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.

5.	DECISIONS OF THE HEAD OF REGENERATION AND REGULATORY SERVICES ON DELEGATED APPLICATIONS
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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 24 January, 2018 and 13 February, 2018.

As previously discussed the next meeting on 2 March, 2018 would be held in Neuadd Maldwyn, Welshpool. A site visit would take place at 10.00 a.m. and the meeting would commence at 11.00 a.m. or on the later arrival of the Committee.

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

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MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT COUNCIL CHAMBER - NEUADD MALDWYN, WELSHPOOL, POWYS ON THURSDAY, 8 MARCH 2018

PRESENT

County Councillor D R Price (Chair)

County Councillors K Lewis, L V Corfield, L George, E M Jones, M J Jones, K Laurie-Parry, I McIntosh, G Pugh, D Selby, J Williams and R Williams

1. APOLOGIES

Apologies for absence were received from County Councillors H Hulme, H Lewis, P C Pritchard, P Roberts and G I S Williams and County Councillors K S Silk, D A Thomas, E Vaughan and D H Williams who were on other Council business.

Planning

2. DECLARATIONS OF INTEREST

- (a) There were no declarations of interest.
- (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) 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 G. Breeze (who is not a member of the Committee) would be speaking as the 'local representative' in respect of application P/2017/1348.

3. 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).

3.1 Updates

There were no updates.

The Chair advised that the Committee had undertaken a site visit, prior to the meeting, in respect of the following application.

3.2 P/2017/1348 Welshpool Social Club Bronybuckley Welshpool Powys SY21 7NJ

Grid Ref: 322403.82 307756.16

Valid Date:	01/12/2017
Officer:	Tamsin Law
Community Council:	Welshpool Town Council
Applicant:	Mr Harry Bowen, Mid Wales Property, High Street, Merchants House, Newtown, Powys SY16 2NR
Location:	Welshpool Social Club, Bronybuckley, Welshpool, Powys SY21 7NJ
Proposal:	Full: Demolition of existing building and erection of 17 no. flats
Application Type:	Application for Full Planning Permission

County Councillor G. Breeze spoke as the local representative.
Mr R. Robinson spoke on behalf of Welshpool Town Council.
Mrs M. Reese spoke against the application.
Mr S. Barry spoke on behalf of the Agent.

In response to questions the Highway Authority advised that the proposed development would potentially generate less traffic than the previous use of the site. The number of parking spaces for the development was appropriate. This was considered to be a sustainable development due to its location near the town centre. For such a development, where people could use alternative means of transport, the allowance for car park spaces was less. He advised that the access track belonged to the Council and is not a public highway and that he understands that the social club had used the access track for decades and had a right of way over this. The Solicitor advised the legal convention was that there may be prescriptive rights over land if used over 20 years. However, the Committee should not be concerned with this issue and the Highways Authority had advised that access to the site is adequate.

The Professional Lead Development Management in response to a question advised that the Committee had to consider the elevations and advised that there was less protection in his opinion from a planning policy standpoint for side elevations when compared to front and rear elevations. He indicated that the Committee had to carefully consider the impact of the east elevation on the adjacent bungalow especially in relation to overbearing impact, but Development Management considered that on balance this was acceptable. He added that Development Management considered that this was a sustainable site.

The Committee considered that there was a need for affordable housing in the area and this had to be weighed up against the potential overbearing of part of the development. The Professional Lead Development Management advised, in response to a question about the design, that although design is a subjective matter, Development Management considered that it does fit into the surrounding area.

It was moved and duly seconded that, on balance, to approve the officer's recommendation and conditions and with it being delegated to the Professional Lead Development Management to add a condition regarding the use of obscure glazing in the windows on the east elevation.

The Chair advised that having listened to the debate, should the motion fall, he asked Members to indicate their reasons for refusal. In response to comments made, the Professional Lead Development Management and Solicitor confirmed that the impact of the scale of the development on neighbour's properties was an acceptable reason for refusal.

The motion was put to the vote and on the Chair's casting vote the application was approved.

RESOLVED:	Reason for decision:
<p>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 to add a condition regarding the use of obscure glazing in the windows on the east elevation.</p>	<p>As officers recommendation as set out in the report which is filed with the signed minutes.</p> <p>To safeguard the privacy of a neighbouring property.</p>

4.	DECISIONS OF THE HEAD OF REGENERATION AND REGULATORY SERVICES ON DELEGATED APPLICATIONS
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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 13 February, 2018 and 21 February, 2018.

The Committee noted the date and time of the next meeting.

County Councillor D R Price (Chair)

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MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT COUNCIL CHAMBER - COUNTY HALL, LLANDRINDOD WELLS, POWYS ON THURSDAY, 15 MARCH 2018

PRESENT

County Councillor D R Price (Chair)

County Councillors K Lewis, L V Corfield, L George, H Hulme, E M Jones, M J Jones, K Laurie-Parry, H Lewis, I McIntosh, P C Pritchard, G Pugh, D Selby, K S Silk, D A Thomas, E Vaughan, D H Williams, J Williams and R Williams

1. APOLOGIES

Apologies for absence were received from County Councillors P Roberts and G I S Williams. County Councillor K Laurie-Parry would be arriving late.

2. MINUTES OF THE PREVIOUS MEETING

There were no minutes for approval.

Rights of Way

3. DECLARATIONS OF INTEREST

There were no declarations of interest relating to the next agenda item.

County Councillors K. Lewis, P. Pritchard, E Vaughan and J. Williams were not present for the next item.

4. HIGHWAYS ACT 1980, SECTION 119 - PUBLIC PATH ORDER PROPOSAL

The Committee considered the report on the proposal to divert part of restricted byway 145, Melindwr (Community of Llanfihangel). In response to a question the Glyndwr's Way National Trail Officer advised that the restricted byway was not open to all vehicles, which meant it could not be used by 4X4s, motorcycles etc. She also advised that the Highway Authority had been consulted about the new gate onto the highway and planning permission was not required for this.

RESOLVED	Reason for decision
That an Order be made to divert restricted byway no 145, Melindwr as shown on the plan at appendix A attached to the report which is filed with the signed minutes.	As officer's recommendation. To enable a public path diversion Order to be made.

County Councillors K. Lewis, P. Pritchard, E Vaughan and J. Williams resumed their seats in the Committee.

County Councillor R Williams left the meeting for other Council business.

5. DECLARATIONS OF INTEREST

(a) County Councillor E.M. Jones declared a prejudicial interest in application P/2016/0455 because a member of his family was employed by the applicant and he rented land from and did business with the applicant.

County Councillor D. Selby declared a prejudicial interest in application P/2017/1236 as he knew the applicant well.

(b) The following County Councillors requested that a record be made of their membership of a Town and Community Council where discussion had taken place of matters for the consideration of this Committee and advised that they had not taken part in these meetings:

County Councillor D.R. Price – Cilmerly Community Council

County Councillor E.M. Jones – Old Radnor Community Council

County Councillor M.J. Jones – Churchstoke Community Council

County Councillor J. Williams – Llandrindod Wells Town Council

(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 Councillors J. Evans, G. Jones, D.R. Jones, A. Jones K. Roberts-Jones and F. Jump (who are not members of the Committee) would be speaking as the 'local representative' in respect of applications on the agenda.

6. PLANNING APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE
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The Committee considered the report of the Head of Regeneration, Property and Commissioning (copies filed with the signed minutes).

6.1 Updates

The Members confirmed that they had received the updates circulated the previous day and prior to the meeting. As one Member indicated that they had not had time to read the updates, the Chair advised that for each application, where an update had been circulated, he would check prior to considering the application and allow the Committee time to consider the update as required.

As the following item had been considered at a previous meeting the following moved to the public area – County Councillors M.J. Jones, D. Selby and P. Pritchard.

County Councillor E.M. Jones having declared a prejudicial interest left the meeting room for the next item.

6.2 P/2015/0455 Dolyhir and Strinds Quarry, Dolyhir, Old Radnor, Presteigne, LD82RW

Grid Ref: 324385 258094

Valid Date: 25/4/2016

Officer: Thomas Boothroyd

Community Council: Old Radnor Community Council

Applicant: Tarmac Trading LTD

Location: Dolyhir and Strinds Quarry, Dolyhir, Old Radnor, Presteigne, LD82RW

Proposal: Proposed northern extension to Dolyhir Quarry: construction of screening landform to the north and west of Dolyhir Quarry; related surface water management ponds and drainage infrastructure; construction of new agricultural access to the public highway and new perimeter agricultural access track; continued use of existing processing and secondary treatment plant at Dolyhir/Strinds Quarry; relocation of washing plant from Dolyhir Quarry to Strinds Quarry during phase 5 of development scheme; diversion of services; continued development of Strinds Quarry in accordance with the current working scheme; implementation of comprehensive restoration strategy; and consolidating of the overall Dolyhir and Strinds Quarry extension area and screening landform into one overall planning unit.

Application Type: Full Planning Permission

The Committee on 18th January 2018 resolved that this application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes and subject to the addition of a condition in respect of dust monitoring. It was also agreed to delegate to the Professional Lead Development Management in consultation with the Chair and Vice Chair to agree a suitable Bond, which would be secured by a S106 agreement in respect of the restoration and aftercare of the site.

The Committee noted the report in which officers advised that a Bond via a Section 106 agreement should not be used to secure the restoration and aftercare of the site. Officers advised that this can be achieved by planning conditions already agreed to by the Committee.

In response to questions the Planning Officer advised that quarry legislation required that quarry faces should be limited to between 12 and 15 metres with step down intervening edges. In addition planting would be used to limit the access to quarry faces.

RESOLVED:	Reason for decision:
that the previous resolution made by the Committee on 18 January,	As officers recommendation as set out in the report which is filed

<p>2018 application to grant consent, subject to the conditions set out in the report which is filed with the signed minutes and subject to the addition of a condition in respect of dust monitoring be confirmed.</p>	<p>with the signed minutes.</p>
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County Councillors M.J. Jones, D. Selby, P. Pritchard and E.M. Jones resumed their places in the Committee.

6.3 P/2017/0236 Land at Former Glasbury School & Tramroad Cottages, Glasbury, Powys, HR3 5NU

Grid Ref: 317849.46 238561.78

Valid Date: 06/03/2017

Officer: Gemma Bufton

Community Council: Gwernyfed Community Council

Applicant: Mr. & Mrs Geoff Hayward & Valerie Johnson

Location: Land at Former Glasbury School & Tramroad Cottages, Glasbury, Powys, HR3 5NU

Proposal: Outline: Erection of 12 dwellings and associated works (with some matters reserved) and demolition of former Glasbury School

Application Type: Application for Outline Planning Permission

The Principal Planning Officer advised the Committee that the application had been reduced to five dwellings and a Habitat Regulations Assessment [HRA] was required but this had not been completed. The Principal Planning Officer therefore recommended deferral for this to be completed.

<p>RESOLVED: that the application be deferred.</p>	<p>Reason for decision: To enable a HRA to be completed.</p>
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6.4 P/2017/0216 Land adjacent to Severnside Rhos Common Llandrinio Powys SY22 6RF

Grid Ref: 327600.49 317816.18

Valid Date: 27/02/2017

Officer: Tamsin Law

Community Council: Llandrinio Community Council

Applicant: Mr John Lloyd, Hendre Lane, Brookfields, Rhos Common, Llandrinio, Powys SY22 6RN

Location: Land adjacent to Severnside, Rhos Common, Llandrinio, Powys SY22 6RF

Proposal: Outline: Erection of 19 dwellings, formation of vehicular access and all associated works

Application Type: Application for Full Planning Permission

The Committee noted that this was an outline application.

Mr Foulkes spoke on behalf of Llandrinio Community Council.
Mr M. Flanagan spoke against the application.

The Committee noted the number of dwellings previously approved in Llandrinio and the surrounding area. It was noted that 73 dwellings had been approved in the area. In response to questions and comments the Professional Lead Development Management advised that the sustainability of and the cumulative effect on the area had to be considered by the Committee.

The Principal Planning Officer advised that the affordable housing would be secured via condition if the Committee were minded to approve the application. Under the Local Development Plan [LDP] 20% affordable housing would be required for such a development but the developer had offered 30% which would be conditioned.

In response to questions the Principal Planning Officer advised that the open space would be secured via a Section 106 agreement.

Concerns were raised that the access to the current houses would be diverted and be through the proposed development.

It was moved and duly seconded to refuse the application as it was considered to be an unjustifiable development in the open countryside and that it be delegated to Professional Lead Development Management to agree the wording of the reason for refusal.

RESOLVED:	Reason for decision:
that contrary to officers recommendation the application be refused and that it be delegated to Professional Lead Development Management to agree the wording of the reason for refusal.	The proposed development was considered to be unjustified development in the open countryside contrary to planning policy.

County Councillors M.J. Jones and I McIntosh moved to the public seating area for the next item.

6.5 P/2017/1421 Land adj Morgannwg, Cilmery, Builth Wells, Powys, LD2 3NU

Grid Ref: 300529.02 251422.84

Valid Date: 06/12/2017

Officer: Thomas Goodman

Community Council: Cilmery Community Council

Applicant: Mrs Eileen Cheffers, 9 The Crescent, Llanelwedd, Builth Wells, Powys, LD2 3TR

Location: Land adj Morgannwg, Cilmery, Builth Wells, Powys, LD2 3NU

Proposal: Outline: Residential use of 4 self build plots (all matters reserved)

Application Type: Application for Outline Planning Permission

The Committee confirmed that they had time to read the Update.

The Highway Authority advised that it could not comment on why the Trunk Road Agency [TRA] had stated that the layby was a non-compliant asset.

In response to comments the Professional Lead Development Management advised that if the Committee was minded to refuse the application on highways safety grounds Development Management would struggle to support this at appeal and this could result in costs to the Authority. The Committee commented that the application had been deferred to get clarity regarding the layby but felt this had not been forthcoming. The Professional Lead Development Management advised that if the Committee was considering deferral again the applicant could appeal on the grounds of non-determination by the Authority.

The Committee noted that the layby was well used by the community and road users, it had the post box, phonebox with the defribaltor and was also used as a bus stop and also a bus stop for the people with disabilities. In response to questions the Professional Lead Development Management advised that the layby could be argued as a community facility.

It was moved and duly seconded to refuse the application due to the loss of the layby which was considered to be a community facility and that it be delegated to Professional Lead Development Management to agree the wording of the reason for refusal.

RESOLVED:	Reason for decision:
that contrary to officers recommendation the application	The proposed development would result in the loss of a

be refused and that it be delegated to Professional Lead Development Management to agree the wording of the reason for refusal.	community facility/service and is therefore contrary to policy CS2 of the Powys Unitary Development Plan (2010) and Planning Policy Wales (Edition 9, November 2016).
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County Councillors M.J. Jones and I McIntosh resumed their places in the Committee.

6.6 P/2017/1311 Land South of Broncafnt Lane, Llanfair Caereinion, Powys SY21 0RF

Grid Ref: 310343.22 306093.67

Valid Date: 08/11/2017

Officer: Eddie Hrustanovic

Community Council: Llanfair Caereinion Community Council

Applicant: NL & KM Griffiths, Broncafnt Lane, Tanyfron, Llanfair Caereinion, Powys SY21 0BW

Location: Land South of Broncafnt Lane, Llanfair Caereinion, Powys SY21 0RF

Proposal: Outline: Erection of 3 no. dwellings and associated infrastructure including installation of sewage treatment plant (some matters reserved)

Application Type: Application for Outline Planning Permission

The Committee confirmed that it had time to read the update.

Councillor G. Jones spoke as the local representative.
Miss M. Evans spoke against the application.
Mr M. Lloyd spoke as the Agent.

In response to a comments the Planning Officer advised that the topography of the site was similar to a development refused at a previous meeting. However, the Committee had to consider each application on its merits and the officers considered that on balance to recommend approval.

The Committee raised concerns about establishing a principle if it approved the application and that a development in this position would be in a prominent position outside the development boundary. Concerns were also raised about the impact on existing dwellings. In response to a question regarding the betterment to the highway, the Highway Authority advised that the proposed development would result in a decrease in traffic flow and so this would result in the betterment of a sub-standard junction.

It was moved and duly seconded that the application be refused on the basis of the landscape impact and that the development was outside the development boundary and that it be delegated to the Professional Lead Development Management to agree the wording of the reason for refusal.

RESOLVED:	Reason for decision:
<p>that contrary to officers recommendation the application be refused and that it be delegated to the Professional Lead Development Management to agree the wording of the reason for refusal.</p>	<p>The proposed development would result in unjustified development in the open countryside contrary to planning policy.</p> <p>The proposed development would have an unacceptable landscape impact, contrary to planning policy.</p>

The Committee adjourned for lunch at 12.50 p.m. and reconvened at 1.30 p.m.

County Councillor R Williams returned to the meeting. County Councillor K. Laurie-Parry joined the meeting. County Councillor E Vaughan was not in the room for the next application.

The Chair changed the order in which the applications were considered to accommodate the public.

6.7 P/2017/1259 Land adj Greenfields Farm, Four Crosses, Llanymynech, Powys, SY22 6RF

Grid Ref: 326755.31 318118.14

Valid Date: 30/10/2017

Officer: Eddie Hrustanovic

Community Council: Llandysilio Community Council

Applicant: Mr P M Pryce, Greenfields Farm, Four Crosses, Llanymynech, Powys SY22 6RF

Location: Land adj Greenfields Farm, Four Crosses, Llanymynech, Powys, SY22 6RF

Proposal: Outline: Proposed residential development of 5 no dwellings, formation of an access road and all associated works

Application Type: Application for Outline Planning Permission

County Councillor A. Jones spoke as the local representative.
Mr R. Corbett spoke as the Agent.

The Principal Planning Officer advised the Committee of a recent appeal decision regarding which was dismissed as the development site was detached from the settlement of Guilsfield. Comment was made that the proposed site was 180 metres from the settlement boundary.

In response to questions regarding educational needs the Professional Lead Development Management advised that he understood that there was capacity in the local schools as larger developments had not required a contribution to Education Services.

RESOLVED:	Reason for decision:
that the application be refused.	1. The proposed development will have an unacceptable adverse impact on the character and appearance of the area contrary to policies GP1, ENV2 and HP5 of the Powys Unitary Development Plan (2010).

Councillor E Vaughan returned to the meeting.

6.8 P/2017/1062 Land Adjoining Oldfield Farm, Four Crosses, Llanymynech, Powys, SY22 6RB

Grid Ref: 327029.73 318948.77

Valid Date: 27/09/2017

Officer: Gemma Bufton

Community Council: Llandysilio Community Council

Applicant: Mr D.C. Roberts, Oldfield Farm, Four Crosses, Llanymynech, Powys, SY22 6RB

Location: Land Adjoining Oldfield Farm, Four Crosses, Llanymynech, Powys, SY22 6RB

Proposal: Outline: Residential development, formation of vehicular access and access road, and all associated works

Application Type: Application for Outline Planning Permission

The Committee confirmed it had read the update report.

The Principal Planning Officer advised that the agent had advised that 25% affordable housing would be provided. In addition a response had not been received from the Education Department regarding the impact on services. It was therefore recommended that if the Committee was minded to approve the application the level of affordable housing could be secured by condition and that

it be delegated to the Professional Lead Development Management to discuss any contribution to education services with the Education Department.

The Committee raised concerns about the loss of Grade 2 agricultural land, which would be used for part of the development. Concerns were raised about sustainability and overdevelopment.

It was moved and duly seconded that the application be refused because the development was not seen to be sustainable and due to the loss of grade 2 agricultural land and that it be delegated to the Professional Lead Development Management to agree the wording of the reason for refusal.

RESOLVED	Reason for decision
That contrary to officers recommend the application be refused and that it be delegated to the Professional Lead Development Management to agree the wording of the reason for refusal.	<p>The proposed development would result in unsustainable development, contrary to planning policy.</p> <p>The proposed development would result in the loss of grade 2 agricultural land, contrary to planning policy.</p>

County Councillor D. Selby having declared an interest left the meeting room for the next item.

6.9 P/2017/1236 Tynllan Farm, Castle Caereinion, Welshpool, Powys SY21 9AL

Grid Ref: 316308.38 305645.95

Valid Date: 31/10/2017

Officer: Eddie Hrustanovic

Community Council: Castle Caereinion Community Council

Applicant: A.N & D Davies & Sons, Mr Ian Davies & Mr Gareth Davies, Tynllan Farm, Castle Caereinion, Welshpool, Powys SY21 9AL

Location: Tynllan Farm, Castle Caereinion, Welshpool, Powys SY21 9AL

Proposal: Outline: Residential development of 9 dwellings with garages, new vehicular access, formation of estate road and all associated works/infrastructure (all matters reserved)

Application Type: Application for Outline Planning Permission

Country Councillor D.R. Jones spoke as the local representative.

The Committee noted that the application was for five open market and four affordable dwellings.

In response to questions the Professional Lead Development Management advised that of the 27 dwellings approved, 17 were on allocated sites and 10 were on sites outside the development boundary. The Committee was advised that the settlement was defined as a small village in the Unitary Development Plan [UDP] and would be a large village in the LDP.

The Committee noted that further development on the site was not feasible due to the topography.

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.

County Councillor D. Selby resumed his seat in the Committee.

6.10 P/2017/0497 Land to South of A44, Penybont, Llandrindod Wells, Powys

Grid Ref: 311271.68 264076.6

Valid Date: 16/05/2017

Officer: Tamsin Law

Community Council: Penybont Community Council

Applicant: Mr & Mrs DG, MM, DG, IJ, MJ & N Owen,
Cwmrhocas, Penybont, Llandrindod Wells, Powys,
LD1 5SY

Location: Land to South of A44, Penybont, Llandrindod
Wells, Powys

Proposal: Outline: Residential development (up to 5 no.
dwellings) with some matters reserved and
associated works

Application Type: Application for Outline Planning Permission

The Principal Planning Officer advised that the application included two affordable dwellings which was reflected in the recommended conditions.

In respect of the footpath the Professional Lead Development Management advised that the applicant would have to discuss the potential impact of any development with the Rights of Way Service. The Highways Authority advised

that as a result of discussions with the applicant their initial concerns had been addressed.

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.

6.11 P/2017/1489 Land adj to Sarn Village Hall, Sarn, Newtown, Powys, SY16 4EJ

Grid Ref: 320433.6, 290788.45

Valid Date: 21/12/2017

Officer: Bryn Pryce

Community Council: Kerry Community Council

Applicant: Powys County Council

Location: Land adj to Sarn Village Hall, Sarn, Newtown, Powys, SY16 4EJ

Proposal: Outline: Erection of 7 affordable dwellings, alterations to road, provision of footpath, formation of access to agricultural land and associated works (all matters reserved)

Application Type: Application for Outline Planning Permission

The Committee confirmed that it had time to read the update.

County Councillor K. Roberts-Jones spoke as the local representative.

The Planning Officer advised that if the Committee was minded to approve the application the conditions were those contained in the update report. In response to a question he advised that the tenure of the affordable houses would be addressed in the scheme for the provision of affordable housing required under the proposed conditions.

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

6.12 P/2017/0789 Land adjoining Swan Bank, Pool Quay, Welshpool Powys SY21 9JS

Grid Ref: 325440.59, 311109.3

Valid Date: 29/08/2017

Officer: Bryn Pryce

Community Council: Welshpool Town Council

Applicant: Mr J.H & E.L. Jones J.H. & E.L. Jones, Pool Quay, Dyers Farm, Welshpool, Powys

Location: Land adjoining Swan Bank, Pool Quay, Welshpool, Powys SY21 9JS

Proposal: Outline: Erection of up to 3 no. dwellings and garages, formation of vehicular access, access road and all associated works (with some matters reserved)

Application Type: Application for Outline Planning Permission

County Councillor F. Jump spoke as the local representative. Mr R. Corbett agent and Mr H. Jones applicant spoke.

The Planning Officer advised that the 10 metre buffer strip between the proposed development and the canal would be secured by Grampian conditions. The Committee noted that the affordable dwelling would be secured by conditions.

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.

County Councillors L. George and P. Pritchard left the meeting.

6.13 P/2018/0106 Land adj Rogerstone, Cwmbach, Glasbury, Powys, HR3 5NZ

Grid Ref: 316621.05 239684.04

Valid Date: 30/01/2018

Officer: Holly-ann Hobbs

Community Council: Glasbury Community Council

Applicant: Powys County Council

Location: Land adj Rogerstone, Cwmbach, Glasbury, Powys, HR3 5NZ

Proposal: Outline: Application for the construction of 8 no. residential dwellings, installation of a sewerage treatment plant and all associated works (some matters reserved)

Application Type: Application for Outline Planning Permission

In response to comments regarding the proposed junction improvements the Highway Authority confirmed that it was satisfied with the proposed changes.

The Professional Lead Development Management advised that if the Committee was minded to approve the application it was recommended that the level of affordable housing be increased to 30%.

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 subject to the condition regarding affordable housing being set at 30%.	As officers recommendation as set out in the report which is filed with the signed minutes. In order to secure an appropriate level of affordable housing in accordance with planning policy requirements.

6.14 P/2017/1265 Cefn Bryn, Cefn Coch, Welshpool, Powys, SY21 0AE

Grid Ref: 304821.63 302872.58

Valid Date: 30/10/2017

Officer: Sara Robinson

Community Council: Dwyriw Community Council

Applicant: Ms Judith Townsley, Cefn Bryn, Cefn Coch, Welshpool, Powys SY21 0AE

Location: Cefn Bryn, Cefn Coch, Welshpool, Powys, SY21 0AE

Proposal: Outline: Residential development of one dwelling with associated works

Application Type: Application for Outline Planning Permission

The Planning Officer advised that if the Committee is minded to approve the application the conditions were those in the update report. In response to a

question the Planning Officer advised that as this was a small village one dwelling was considered as being more sustainable.

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.

6.15 P/2017/1389 Land adjoining The Manse, Tanhouse, Dolau, Llandrindod Wells, Powys, LD1 5TW

Grid Ref: 315794.7 267391.68

Valid Date: 24/11/2017

Officer: Holly-ann Hobbs

Community Council: Llanfihangel Community Council

Applicant: Ms P Evans, Bluebell House, Tanhouse, Dolau, Llandrindod Wells, Powys

Location: Land adjoining The Manse, Tanhouse, Dolau, Llandrindod Wells, Powys, LD1 5TW

Proposal: Outline application (with all matters reserved) for erection of 3 detached dwellings, formation of vehicular access and installation of septic tank and all associated works

Application Type: Application for Outline Planning Permission

The Lead Professional Development Management advised that dwellings have recently been completed in the village in the last few years.

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.

6.16 P/2017/0098 Land at Ty Brith Bwlch-Y-Ddar, Llangedwyn, Llanfechain, Oswestry, SY10 9LL

Grid Ref: 317094 322248

Valid Date: 02/02/2017

Officer: Tamsin Law

Community Council: Llangedwyn Community Council

Applicant: Llangedwyn Estate, Sansaw Business Park, South Pavilion, Hadnall, Shrewsbury SY4 4AS

Location: Land at Ty Brith Bwlch-Y-Ddar, Llangedwyn, Llanfechain, Oswestry, SY10 9LL

Proposal: Erection of a replacement dwelling, creation of new access and installation of package treatment plant

Application Type: Application for Full Planning Permission

The Committee questioned whether this was an application for a replacement dwelling. It noted that the proposed dwelling was not on the footprint of the original building, being over a 1 km away and that the Built Heritage Officer advised that the existing building should be retained, as an example of local vernacular. The Professional Lead Development Management advised that due to the poor highway to the existing property, officers considered that the replacement dwelling could not be considered at this site. The applicant was therefore proposing the replacement dwelling at Ty Brith.

Concerns were raised about the location of the proposed replacement dwelling and its impact on existing dwellings. The Professional Lead Development Management advised that the Committee had to consider the impact of the development on the character and appearance on the area.

It was moved and duly seconded to refuse the application due to the impact of the development on the character and appearance on the area.

RESOLVED:	Reason for decision:
that contrary to officers recommendation, the application be refused.	The proposed development would have an unacceptable landscape and visual impact, contrary to planning policy.

The Committee asked that it's concerns be recorded that applications should accurately record for what is being applied and that if this is not done applications should not be considered.

County Councillor K. Lewis left the meeting.

6.17 P/2017/1253 Plas Coch, Cefn Coch, Welshpool, Powys, SY21 0AE

Grid Ref: 305205.91 302978.37

Valid Date: 30/10/2017

Officer: Holly-ann Hobbs

Community Council: Dwyriw Community Council

Applicant: Mr C P Isaac, Plas Coch, Cefn Coch, Welshpool, Powys, SY21 0AE

Location: Plas Coch, Cefn Coch, Welshpool, Powys, SY21 0AE

Proposal: Outline: Erection of 1 no. dwellings, installation of sewerage treatment plant and all associated works (all matters reserved)

Application Type: Application for Outline Planning Permission

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.

County Councillor L. Corfield left the meeting for other Council business.

6.18 P/2016/0891 Land adjacent to Ael Y Bryn, Hyssington, Montgomery, Powys, SY15 6AT

Grid Ref: 331182.14, 294149.56

Valid Date: 26/08/2016

Officer: Bryn Pryce

Community Council: Churchstoke Community Council

Applicant: N C Wilkins & P E Dix, Land adjacent to Ael Y Bryn, Hyssington, Montgomery, Powys SY15 6AT

Location: Land adjacent to Ael Y Bryn, Hyssington, Montgomery, Powys, SY15 6AT

Proposal: Outline application for the erection of a dwelling, construction of vehicular access and installation of sewage treatment plan with some matters reserved

Application Type: Application for Outline Planning Permission

In response to comments the Planning Officer advised that the application site was in between two dwellings and would have a limited impact on the landscape and that CADW had no objections. The Committee noted that the foul drainage

issue and highway safety concerns which had resulted in a previous refusal had now been overcome.

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.

6.19 P/2018/0137 Clyro Church in Wales Primary School, Clyro, Hereford, Powys, HR3 5LE.

Grid Ref: 321162.96 243371.94

Valid Date: 02/02/2018

Officer: Holly-ann Hobbs

Community Council: Clyro Community Council

Applicant: Powys County Council

Location: Clyro Church in Wales Primary School, Clyro, Hereford, Powys, HR3 5LE

Proposal: Display of 4 no. non-illuminated signs

Application Type: Application for Consent to Display an Advertisement(s)

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.

6.20 P/2018/0060 Plot 4 Coed Yr Onnen, Glantwymyn, Machynlleth, Powys, SY20 8LF

Grid Ref: 282199.19 304345.29

Valid Date: 28/01/2018

Officer: Luke Jones

Community Council: Glantwymyn Community Council

Applicant: Mrs Mary Evans, Brithdir, Tan Y Foel, Dolgellau, Gwynydd LL40 2RG

Location: Plot 4 Coed Yr Onnen, Glantwymyn, Machynlleth, Powys, SY20 8LF

Proposal: Full: Erection of a dwelling and detached garage and all associated work

Application Type: Application for Full Planning Permission

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.

6.21 P/2018/0087 Ysgol Dafydd Llywd, Park Street, Newtown, Powys, SY16 1EG

Grid Ref: 310684.52 291361.35

Valid Date: 16/01/2018

Officer: Luke Jones

Community Council: Newtown and Llallwchaiarn Town Council

Applicant: Powys County Council

Location: Ysgol Dafydd Llywd, Park Street, Newtown, Powys, SY16 1EG

Proposal: Change of Use of recreation space of former primary school use (class D use) into extension of existing car parking area for new creative family centre (class use D)

Application Type: Application for Full Planning Permission

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.

6.22 DIS/2017/0014 Archdeacon Griffiths Primary School, Llyswen, Brecon, Powys, LD3 0YB

Grid Ref: 312839.86 238465.66

Valid Date: 27/01/2017

Officer: Gemma Bufton

Community Council: Bronllys Community Council

Applicant: Powys County Council

Location: Archdeacon Griffiths Primary School, Llyswen, Brecon, Powys, LD3 0YB

Proposal: Discharge of condition 4,5,6,14,15 & 20 of planning approval P/2016/0801

Application Type: Application for Approval of Details Reserved by Condition

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.

County Councillor K Laurie-Parry having declared an interest left the meeting room for the next application.

6.23 P/2018/0138 Archdeacon Griffiths Primary School, Llyswen, Brecon, Powys, LD3 0YB

Grid Ref: 312839.69 238465

Valid Date: 02/02/2018

Officer: Thomas Goodman

Community Council: Bronllys Community Council

Applicant: Powys County Council

Location: Archdeacon Griffiths Primary School, Llyswen, Brecon, Powys, LD3 0YB

Proposal: ADV: Application for consent to display advertisements consisting of wall mounted lettering, 1 no. post mounted modular sign and 1 no. aluminium flagpole with flag (all non-illuminated)

Application Type: Application for Consent to Display an Advertisement(s)

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.

County Councillor K Laurie-Parry resumed her seat in the meeting.

7.	P/2018/0154 STATION YARD, STATION CRESCENT, LLANDRINDOD WELLS, POWYS, LD1 5BE
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Grid Ref: 305987.53 261445.46

Valid Date: 30/01/2018

Officer: Tamsin Law

Community Council: Llandrindod Wells Town Council

Applicant: Mr Jones, Powys Teaching Health Board, The Courtyard, Bronllys, Brecon, LD3 0LU

Location: Station Yard, Station Crescent, Llandrindod Wells, Powys, LD1 5BE

Proposal: Full: Construction of new car park access to include installation of automated barrier system

Application Type: Application for Full Planning Permission

The Principal Planning Officer advised that if the Committee was minded to approve the application it was recommended that a condition be added regarding the full details of the barrier and that it be delegated to Professional Lead Development Management to agree the wording of the condition.

RESOLVED	Reason for decision
<p>that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes and that and that it be delegated to Professional Lead Development Management to agree the wording of a condition regarding the full details of the barrier.</p>	<p>As officers recommendation as set out in the report which is filed with the signed minutes.</p> <p>In the interests of highway safety.</p>

8.	DECISIONS OF THE HEAD OF REGENERATION AND REGULATORY SERVICES ON DELEGATED APPLICATIONS
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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 21 February, 2018 and 8 March, 2018.

The Committee noted the dates of future meetings.

County Councillor D R Price (Chair)

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Reason: To ensure that the proposed development does not compromise the function of the watercourse system and that any proposed alteration to this system is fully compliant with regulations and of robust design.

Informative: Any proposed culverting (or alteration of an existing culvert structure) which effects an Ordinary watercourse, will require the prior consent from the LLFA (Powys County Council) under the terms of the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010) before work commences. Relevant application forms and guidance should be sought from the County Council's Land Drainage team (land.drainage@powys.gov.uk).

Riparian rights and responsibilities exist in respect to this watercourse.

Surface Water Run-off

Observation: Item 21 - *Assessment of Flood Risk* on the application form indicates that the development proposal is to dispose surface water via sustainable drainage systems and soakaway.

An assessment on surface water drainage has been prepared by KRS Environmental and included in the Environmental Statement, the findings of which are acceptable. Drawing ref SK.004 rev A, prepared by Ian Pryce Property Services, indicates the location of proposed soakaway trenches. However the size of soakaway(s) shown on this drawing do not match the recommended size of the KRS Environmental report findings. No drainage layout plan has been provided to show the connecting pipework/gully systems.

No details have been submitted to show how the proposed access road is being drained. Sustainable drainage techniques should be incorporated in its design.

Recommendation: No development shall commence until a detailed design/drainage layout plan for the surface water drainage of the site has been submitted to and approved in writing by the local planning authority. The approved scheme shall be completed before the building comes into use.

Reason: To ensure that the proposed surface water drainage system for the site follows best practice designs and is fully compliant with regulations and is of robust design.

Officer Appraisal

Flood risk and surface water drainage

This update report considers comments received from the land drainage officer on the proposed scheme. Comments have been received from the officer in respect of flood risk and surface water drainage. Officers consider that no additional information is required prior to the determination of the application and that the recommended conditions be attached to any grant of consent.

Environmental Permit

The proposed development would result in the site accommodating over 40,000 laying hens in its cumulative total and therefore requiring an environmental permit for the operation of the site. The permit application process has been carried out alongside the planning application process and officers have been informed and can confirm that an Environmental Permit for the operation of the proposed unit has been issued by Natural Resources Wales.

It is noted that the permitting process is separate to any planning application considered and is considered by Natural Resources Wales under their relevant criteria. Officers wish to report that the permit has been issued for members' information, however this does not form a material consideration in the determination of the planning application.

RECOMMENDATION

Officers are satisfied that the proposed development complies with the relevant policies within the Powys Unitary Development Plan 2010 and Powys County Council Local Development Plan and the recommendation remains one of conditional consent in line with the conditions as set out in this update report.

Conditions:

1. The development to which this permission relates shall be begun no later than the expiration of five years from the date of this permission.
2. The development shall be carried out strictly in accordance with the plans stamped as received on 21st November 2017 (drawing no's: SK.001, SK.002, SK.005, SK.006, Documents: Planning Design and Access Statement, prepared by Matthew Evans - Ian Pryce Property Services, Ranging Plan, Noise Assessment by John Waring dated 5th August 2017, Odour Dispersion Study by AS Modelling & Data Ltd. dated 20th June 2017, Ammonia Dispersion Report by AS Modelling & Data Ltd. dated 20th June 2017, Surface Water Management Details by KRS Environmental dated 31st August 2017, Ecological Assessment by Churton Ecology dated 3rd July 2017, Routing Plan, Landscape Proposals by HEJ Landscapes, Pollution Prevention Statement by Matthew Evans - Ian Pryce Property Services) amended plans received 5th December 2017 (drawing no's: SK.003 A, documents: Landscape and Visual Impact Assessment) documents received 18th December 2017 (Document: Environmental Statement by Matthew Evans - Ian Pryce Property Services) documents received 18th January 2018 (document: Botanical survey prepared by Chris F. Brown) amended plans received 30th January 2018 (Drawing no's: SK.004

A) amended documents received 19th February 2018 (Document: Technical - Manure Management Plan by Farming Connect).

3. Prior to the first beneficial use of the site, provision shall be made within the curtilage of the site for the parking of not less than two cars and two HGV's provided together with a turning space such that all vehicles serving the site may both enter and leave the site in a forward gear. The parking and turning areas shall be retained for their designated use for as long as the development hereby permitted remains in existence.
4. Before any other development commences provision shall be made within the curtilage of the site for the parking of all construction vehicles together with a vehicle turning area. This parking and turning area shall be constructed to a depth of 0.4 metres in crusher run or sub-base and maintained free from obstruction at all times such that all vehicles serving the site shall park within the site and both enter and leave the site in a forward gear for the duration of the construction of the development.
5. All surface water run-off is to be collected and discharged via a piped system to a soakaway located within the site no less than 6 metres from the highway. This system shall be retained and maintained for as long as the development remains in existence.
6. No storm water drainage from the site shall be allowed to discharge onto the county highway.
7. Prior to the commencement of development the applicant shall construct two passing bays, in locations to be agreed in writing by the Local Planning Authority. The passing bays shall be constructed to an adoptable standard.
8. The recommendations regarding bats and birds identified in section 5 of the Ecology Report by Jon Sloan Ecology/Churton Ecology, dated July 2017 including the recommendation for hedgerow enhancements shall be adhered to and implemented in full.
9. Prior to commencement of development a Tree and Hedgerow Protection Plan in accordance with BS:5837:2012 shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter.
10. Prior to commencement of development a lighting design scheme to take any impacts on nocturnal wildlife into consideration shall be submitted for written Local Planning Authority approval. Development shall be carried out in accordance with the approved details.
11. The storage and spreading of manure will be undertaken in accordance with the DEFRA Code of Good Agricultural Practice for the Protection of Air, Water and Soil.
12. Vehicles used for the movement of manure shall be sheeted to prevent spillage of manure.

13. Deliveries shall not be taken or dispatched from the site outside the hours of 0700 to 2100 hrs Monday to Friday; 0700 to 1700 hrs on Saturdays and; 0900 to 1700 hrs on Sundays and Bank Holidays (Except for the delivery or removal of birds).
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or alterations to the unit shall be erected without the consent of the Local Planning Authority.
15. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 as amended or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, the premises shall not be used for any purpose other than that hereby authorised.
16. No development shall commence until details are submitted and approved in writing by the Local Planning Authority to demonstrate how the existing Ordinary watercourse channel will be safeguarded, particularly where the proposed access track crosses the Ordinary watercourse channel.
17. No development shall commence until a detailed design/drainage layout plan for the surface water drainage of the site has been submitted to and approved in writing by the local planning authority. The approved scheme shall be completed before the building comes into use.

Reasons

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure adherence to the plans stamped as approved in the interests of clarity and a satisfactory development.
3. To ensure that adequate provision is made for highway access onto the County Unclassified road to serve the approved development in accordance with policies GP1 and GP4 of the Powys Unitary Development Plan and Policy T1 of the Powys Local Development Plan.
4. To ensure that adequate provision is made for highway access onto the County Unclassified road to serve the approved development in accordance with policies GP1 and GP4 of the Powys Unitary Development Plan and Policy T1 of the Powys Local Development Plan.
5. To ensure that adequate provision is made for highway access onto the County Unclassified road to serve the approved development in accordance with policies GP1 and GP4 of the Powys Unitary Development Plan and Policy T1 of the Powys Local Development Plan.
6. To ensure that adequate provision is made for highway access onto the County Unclassified road to serve the approved development in accordance with policies

GP1 and GP4 of the Powys Unitary Development Plan and Policy T1 of the Powys Local Development Plan.

7. To ensure that adequate provision is made for highway access onto the County Unclassified road to serve the approved development in accordance with policies GP1 and GP4 of the Powys Unitary Development Plan and Policy T1 of the Powys Local Development Plan.
8. To comply with Powys County Council's UDP Policies SP3, ENV2 and ENV7 and Policies DM2, DM4, DM7, DM13 of the Powys Local Development Plan in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and the Environment (Wales) Act 2016.
9. To comply with Powys County Council's UDP policies SP3, ENV2, ENV3 and ENV6 and Policies DM2, DM4, DM7, DM13 of the Powys Local Development Plan in relation to The Natural Environment and to meet the requirements of TAN 5: Nature Conservation and Planning, Welsh Government strategies, and the Environment (Wales) Act 2016.
10. To comply with Powys County Council's UDP Policies SP3 and ENV3 and Policies DM2, DM7, DM13 of the Powys Local Development Plan in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and the Environment (Wales) Act 2016.
11. To comply with Powys County Council's UDP Policy ENV3 and Policies DM2 and DM4 of the Powys Local Development Plan in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and the Environment (Wales) Act 2016.
12. To comply with Powys County Council's UDP Policy ENV3 and Policies DM2 and DM4 of the Powys Local Development Plan in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and the Environment (Wales) Act 2016.
13. To safeguard the amenities of the locality in accordance with policy GP1 of the Powys Unitary Development Plan and Policy DM13 of the Powys Local Development Plan.
14. In order to control development which has the potential to have adversely affect the amenity of the area in contradiction to policy GP1 of the Powys Unitary Development Plan (March 2010), Policy DM13 of the Powys Local Development Plan and Planning Policy Wales (2016).
15. In order that the Local Planning Authority may control the use of the premises in the interests of the protection and preservation of the amenity of the area in accordance with policies GP1, EC1, EC9 and EC10 of the Powys Unitary Development Plan (2010), Policies DM13 and E6 of the Powys Local Development Plan and Planning Policy Wales (2016).

16. To ensure that the proposed development does not compromise the function of the watercourse system and that any proposed alteration to this system is fully compliant with regulations and of robust design in accordance with Unitary Development Plan policy DC13 and policy DM6 of the Powys Local Development Plan.
17. To ensure that the proposed surface water drainage system for the site follows best practice designs and is fully compliant with regulations and is of robust design in accordance with Unitary Development Plan policy DC13 and policy DM6 of the Powys Local Development Plan.

Informative Notes

Land Drainage

Any proposed culverting (or alteration of an existing culvert structure) which effects an Ordinary watercourse, will require the prior consent from the LLFA (Powys County Council) under the terms of the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010) before work commences. Relevant application forms and guidance should be sought from the County Council's Land Drainage team (land.drainage@powys.gov.uk).

Riparian rights and responsibilities exist in respect to this watercourse.

Case Officer: Bryn Pryce- Planning Officer
Tel: 01597 82 7126 E-mail: bryn.pryce@powys.gov.uk

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