

# Public Document Pack



Neuadd y Sir / County Hall, Llandrindod, Powys, LD1 5LG

Os yn galw gofynnwch am - If calling please ask for

Carol Johnson

Ffôn / Tel: 01597826206

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Llythyru Electronig / E-mail: carol.johnson@powys.gov.uk

## PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE

Thursday, 3rd May, 2018

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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

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### SUPPLEMENTARY PACK

1.	<b>MINUTES OF THE PREVIOUS MEETING</b>
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To authorise the Chair to sign the minutes of the previous meeting of the Committee held on 12 April, 2018 as a correct record.

(Pages 1 - 6)

1.1. **Updates**

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

(Pages 7 - 24)

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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, 12 APRIL 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, G I S Williams, D H Williams, J Williams and R Williams

<b>1.</b>	<b>APOLOGIES</b>
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Apologies for absence were received from County Councillor P Roberts who was on other Council business.

<b>2.</b>	<b>MINUTES OF THE PREVIOUS MEETING</b>
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The Chair was authorised to sign as a correct record the minutes of the meeting held on 21 February, 2018 subject to the wording of the resolution in respect of P/2017/1268 [page 11 in the Supplementary Pack] being amended from “that the application be granted refused contrary to officer’s recommendation ...” to read as follows: “that the application be 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 Chair was authorised to sign as a correct record the minutes of the meetings held on 8 March and 15 March, 2018.

<b>Planning</b>
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<b>3.</b>	<b>DECLARATIONS OF INTEREST</b>
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(a) County Councillor M.J. Jones declared a prejudicial interest in application P/2017/1298 because a relative was employed by the applicant’s agent.

County Councillor G. Pugh declared a prejudicial interest in application P/2018/0101 as it was his application.

(b) County Councillor G. Pugh requested that a record be made of his membership of Llandyssil Community Council where discussion had taken place of matters for the consideration of this Committee.

(c) County Councillor G Pugh (who is a member of the Committee) declared that he would be acting as ‘Local Representative’ in respect of application P/2018/0101.

(d) The Committee noted that no Member (who is not a member of the Committee) would be speaking as the ‘Local Representative’ in respect of any application on the agenda.

<b>4.</b>	<b>PLANNING APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE</b>
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The Committee considered the report of the Head of Regeneration, Property and Commissioning (copies filed with the signed minutes).

#### 4.1 Updates

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

County Councillor M.J. Jones having declared a prejudicial interest left the meeting room for the next item. County Councillor G. Pugh, acting as the "Local Representative" sat in the public area for the next item.

#### 4.2 P/2017/1298 Black Hall, Llandyssil, Montgomery, Powys SY15 6HR

<b>Grid Ref:</b>	320356.94, 294049.12
<b>Valid Date:</b>	21/11/2017
<b>Officer:</b>	Bryn Pryce
<b>Community Council:</b>	Llandyssil Community Council
<b>Applicant:</b>	R.B Jones & Son Mr & Mrs R Jones, Llwynobin, Montgomery, Powys SY15 6JA
<b>Location:</b>	Black Hall, Llandyssil, Montgomery Powys SY15 6HR
<b>Proposal:</b>	FULL: Expansion of existing free range egg complex encompassing the construction of an additional 32,000 free range poultry unit, erection of six feed silos, extension to hardstanding yard, alteration to private access road, new manure store and landscaping details
<b>Application Type:</b>	Application for Full Planning Permission

Mr A Matthews spoke on behalf of objectors.  
Mr I Price spoke as the applicant agent.

The Planning Officer advised that the Environmental Statement submitted on behalf of the Applicant had been taken into consideration when processing the application. He also advised that if the Committee was minded to approve the application the conditions were those detailed in the Update report. The Professional Lead Development Management advised that at Whitehall Farm there were two residential properties – the house and the barn which had been converted into a tourism facility and an attic flat which he was informed had not been implemented.

In response to questions the Highway Authority advised that the two passing bays were in addition to the two existing passing bays already constructed on the highway.

The Planning Officer, in response to questions, advised the Committee that the objectors' odour report had been forwarded to Environmental Health and Natural Resources Wales [NRW] and neither had raised objections to the application. He advised that in respect of the land that appeared to be wet in the roaming area, which was shown in his presentation, the Land Drainage Officer was content with the application subject to a condition being included regarding a surface water drainage scheme.

Comment was made about NRW stating that provided the site operates in accordance with the Manure Management Plan it was unlikely to cause pollution. It was considered that a statutory consultee should be more certain in its opinion. The Professional Lead Development Management advised that this was NRW's opinion and it considered that any risks could be managed if appropriate mitigation measures were put in place.

The Planning Officer advised that the proposed unit was approx. 140 metres from Black Hall and the proposed manure store was approx. 310 metres from the dwelling at Whitehall Farm and 270 metres to the Barn conversion at Whitehall Farm. In response to comments he advised that the application complied with Policies EC10 and ENV2. The top of the proposed manure store would be below the ridge of the hill and landscaping around it would mean that it would not in his opinion have a significant impact on the area.

The Committee noted that there would be a 10 metre buffer zone around the stream and ancient woodland to the west of the site. In response to questions the Professional Lead Development Management advised that information submitted by third parties was sent to statutory consultees for consideration.

The Chair adjourned the meeting to allow the Planning Officer to speak with the objectors. On reconvening the Planning Officer advised that noise and odour nuisance are addressed in his report and Environmental Health's response is based on seeing reports from third parties. He advised whether the applicant is adhering to the conditions of the previous approval cannot be considered and is open to investigation under other avenues.

In response to questions the Planning Officer confirmed that the dirty water storage tanks would be underground. The Professional Lead Development Management advised that in the event of a disease outbreak agencies such as Trading Standards and Environmental Health are likely to become involved in managing the risk.

The Professional Lead Development Management advised that if the Committee was minded to approve the application a landscape and phasing plan condition could be included, with delegation to him in consultation with the Chair & Vice Chair to agree the wording of the condition.

Concerns were raised that the application was justified under farm diversification but diversification into tourism had taken place at Whitehall Farm on which this application could impact.

In response to questions the Environmental Health Officer confirmed that the odour report produced by the applicant's expert complied with the latest guidance in SCAIL – Agricultural Update [March 2014].

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<b>that the application be granted consent, subject to the conditions set out in the Update report which is filed with the signed minutes and subject to a condition in respect of a landscape and phasing plan delegated to him in consultation with the Chair &amp; Vice Chair.</b>	<b>As officers recommendation as set out in the report which is filed with the signed minutes.</b>  <b>In order to control the phasing of the landscaping in the interest of the amenity of the area.</b>

County Councillor M.J. Jones resumed his place in the Committee. County Councillor R. Williams arrived at the meeting. County Councillor K. Lewis left the meeting.

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

4.3 P/2018/0101 Upper Llegodig, Abermule, Montgomery, Powys, SY15 6JY

**Grid Ref:** 317135.66 296165.09

**Valid Date:** 18/01/2018

**Officer:** Gemma Bufton

**Community Council:** Llandyssil Community Council

**Applicant:** Mr Gareth Pugh, Upper Llegodig, Abermule, Montgomery, Powys, SY15 6JY

**Location:** Upper Llegodig, Abermule, Montgomery, Powys, SY15 6JY

**Proposal:** Full: Erection of an agricultural building and all associated works

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

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

County Councillor G. Pugh resumed his place in the Committee.

The Committee noted that the applicant's maps were now included with the agendas, but not all of these were helpful. Officers agreed to review the information provided with applications.

4.4 DIS/2018/0005 Leighton Arches Gypsy and Traveller Site, Leighton Road, Welshpool, Powys, SY21 8FJ

**Grid Ref:** 323589.04 307013.7

**Valid Date:** 08/01/2018

**Officer:** Luke Jones

**Community Council:** Welshpool Town Council

**Applicant:** Powys County Council

**Location:** Leighton Arches Gypsy and Traveller Site, Leighton Road, Welshpool, Powys, SY21 8FJ

**Proposal:** Discharge of conditions no. 6, 8, 9, 10, 11 & 12 of planning approval P/2016/1240

**Application Type:** Application for Approval of Details Reserved by Condition

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

<b>5.</b>	<b>DECISIONS OF THE HEAD OF REGENERATION AND REGULATORY SERVICES ON DELEGATED APPLICATIONS</b>
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The Committee received for information a list of decisions made by the Head of Regeneration and Regulatory Services during the period between 8 March, 2018 and 4 April, 2018.

In response to questions regarding advising Councillors about enforcement cases in their areas, the Professional Lead Development Management advised that officers would consider this issue.

<b>6.</b>	<b>APPEAL DECISION</b>
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The Committee received a copy of the Planning Inspectorate's letter regarding the appeal in respect of application P/2017/0554 - Land west of Dolgar, Adfa,

Newtown, Powys. The Committee noted that the Inspector had dismissed the appeal.

<b>Taxi and other licensing</b>
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<b>7. MINUTES OF TAXI LICENSING SUB-COMMITTEE</b>
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The Chair presiding at the Taxi Review Panel held on 12 December, 2017 was authorised to sign the minutes as a correct record.

The Committee noted the date of future meetings. In response to comments raised about the length of meetings the Chair advised that he and the Vice Chair would liaise with officers to manage the workload as appropriate.

The Solicitor provided the following update to the Committee:

- Hendy windfarm Public Inquiry – this took place between 13 and 24 March, 2018. The Inspector's report would be available in seven weeks and be forwarded to the Welsh Government for decision.
- P/2017/0078 – Land at Glascwm – erection of a single dwelling – a Judicial Review had been sought and the papers had been sent to a barrister for advice.
- Upper Pengarth windturbine – a Judicial Review had quashed the previous approval and the application would be considered at the next meeting.

**County Councillor D R Price**  
**Chair**



## Planning, Taxi Licensing and Rights of Way Committee Report

### UPDATE REPORT

<b>Application No:</b>	P/2015/0176	<b>Grid Ref:</b>	276414.21 212002.49
<b>Community Council:</b>	Ystradgynlais	<b>Valid Date:</b>	<b>Officer:</b> 06/02/2015 Tamsin Law
<b>Applicant:</b>	Mr David Mackins Juwi Renewable Energies Ltd Blythe Valley Park Nelson House Solihull West Midlands B90 8BG		
<b>Location:</b>	land at Bryn Henllys Open Cast Mine site near Cwmllynfell Upper Cwmtwch Swansea Powys		
<b>Proposal:</b>	Full: Installation of Solar Photovoltaic (PV) Farm with ancillary infrastructure capable of generating up to 20 MW.		
<b>Application Type:</b>	Application for Full Planning Permission		

### The reason for the update

A further comment has been received from the local Councillor (Cllr Sandra Davies).

### Consultee response

I am the County Councillor for Cwmtwrch Ward, in which this planning application is being considered.

In 2015, I did make representation about this application but I note that my comments have not been included in the application documents.

The company involved at that time was Juwi Renewable, they held two consultation sessions in the village at that time.

I have heard nothing about this application since (despite asking officers) until two weeks ago when it was brought to my attention that the application was going to planning committee the first week of May. A different company is now involved.

Representatives at the consultation sessions did express strongly that the BOAT be fenced both sides to permit greater safety usage: not to allow animals to stray onto the BOAT freely.

Also people voiced their concern that vehicles relating to the site should NOT drive up or down, Cwmpfil Road off the Ystradgynlais by-pass, as a large number of children cross the road from Gurnos Estate to Ysgol Gymraeg Dyffryn Y Glowyr.

I do have concerns about the safety of individuals who use Palleg Road, not everyone one has access to a car. Some individuals walk to / from their homes at the bottom of Palleg Road. There is no pavement along this road. Safety is paramount.

There is also a small part of Cwmpvil Road which has no pavement, this too is an area of concern for any pedestrians walking.

I have further concerns about the timing of the vehicle transporting apparatus to the site. Along Bethel Road is a big Primary School, many vehicles enter and leave the school during start and close of school. Avoiding school runs would be much appreciated by all.

I am disappointed that no representation from highways has been made about these important safety issues.

I would have requested and made arrangements to attend the planning meeting had I had more notification of the time of the meeting. I am currently on holiday in Cornwall. Apologies for my absence.

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Case Officer: Tamsin Law Principal Planning Officer  
Tel: 01597 827395 E-mail: [tamsin.law@powys.gov.uk](mailto:tamsin.law@powys.gov.uk)

## Planning, Taxi Licensing and Rights of Way Committee Report

**Application No:** P/2018/0067

**Grid Ref:** 312294.97 292003.19

**Community Council:** Newtown

**Valid Date:** 15/01/2018  
**Officer:** Robin Wynne Williams

**Applicant:** Powys County Council Powys County Council County Hall Mr Simon Kendrick Engineering Design Services Llandrindod Wells Powys LD1 5LG

**Location:** Unit 4 Dyffryn Industrial Estate Pool Road Newtown Powys SY16 3AJ

**Proposal:** FULL: Demolition of existing building/unit and construction of household waste recycling centre and associated infrastructure

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

## Reason for the update

To provide Members with the full consultation responses.

## Officer Appraisal

It is noted that in the Committee Report that the consultation responses have not been provided in full, the consultee responses have therefore been attached to this update report.

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**Annabelle Richards (CSP - Regeneration and Corporate Property)**

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**From:** Daniel Stykuc (CSP - Environmental Health)  
**Sent:** 25 January 2018 15:48  
**To:** Planning Services (CSP - Generic)  
**Subject:** P/2018/0067 Unit 4, Dyffryn Industrial Estate, Pool Road, Newtown

Hi Robin,

**Re: Demolition of existing building/unit and construction of household waste recycling centre and associated infrastructure.**

The application site is predominantly surrounded by light industrial units, and there are no sensitive uses such as residential housing or schools in the vicinity. As such, I do not have any concerns about amenity, therefore Environmental Protection has no objection to the application.

Regards,

**Dan Stykuc**  
Swyddog Iechyd yr Amgylchedd (Gwarchod yr Amgylchedd)  
Environmental Health Officer (Environmental Protection)  
☎ 01938 551113  
**Cyngor Sir Powys County Council**  
**Neuadd Maldwyn**  
**Welshpool, Powys. SY21 7AS**

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**Annabelle Richards (CSP - Regeneration and Corporate Property)**

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**From:** Catherine Straw (CSP - Development Control)  
**Sent:** 05 February 2018 09:28  
**To:** Planning Services (CSP - Generic)  
**Subject:** FW: New Planning Application Notification P/2018/0067

Please see below.

Kind regards, Catherine

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**From:** Graham Taylor [REDACTED]  
**Sent:** 03 February 2018 09:37  
**To:** Catherine Straw (CSP - Development Control)  
**Subject:** FW: New Planning Application Notification P/2018/0067

Catherine

Powys Ramblers have no comments on this application.

Graham

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**From:** Rights of Way (CSP - Generic) [<mailto:rights.of.way@powys.gov.uk>]  
**Sent:** 23 January 2018 08:36  
**To:** Calum Carr (CSP - Countryside Services) <[calum.carr@powys.gov.uk](mailto:calum.carr@powys.gov.uk)>  
**Cc:** [REDACTED]  
**Subject:** FW: New Planning Application Notification P/2018/0067

Please see below,

Kind Regards,  
Natalie.

Rights of Way  
The Gwalia,  
Ithon Road,  
Llandrindod Wells,  
Powys  
LD1 6AA

01597 827500

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**From:** Catherine Straw (CSP - Development Control)  
**Sent:** 22 January 2018 13:23  
**To:** Rights of Way (CSP - Generic)  
**Subject:** New Planning Application Notification P/2018/0067



Llywodraeth Cymru  
Welsh Government

Plas Carew, Uned 5/7 Cefn Coed  
Parc Nantgarw, Caerdydd CF15 7QQ  
Ffôn 01443 33 6000 Ffacs 01443 33 6001  
E-bost [cadw@cymru.gsi.gov.uk](mailto:cadw@cymru.gsi.gov.uk)  
Gwefan [www.cadw.cymru.gov.uk](http://www.cadw.cymru.gov.uk)

Plas Carow, Unit 5/7 Cefn Coed  
Parc Nantgarw, Cardiff CF15 7QQ  
Tel 01443 33 6000 Fax 01443 33 6001  
Email [cadw@wales.gsi.gov.uk](mailto:cadw@wales.gsi.gov.uk)  
Web [www.cadw.wales.gov.uk](http://www.cadw.wales.gov.uk)

Planning Services  
Powys County Council

[Planning.services@powys.gov.uk](mailto:Planning.services@powys.gov.uk)

Eich cyfeirnod  
Your reference P/2018/0067  
Ein cyfeirnod  
Our reference NS  
Dyddiad  
Date 6 February 2018  
Llinell uniongyrchol  
Direct line 03000 257894  
E-bost  
Email [Amadminplanning@gov.wales](mailto:Amadminplanning@gov.wales)

Dear Sir/Madam

**Planning Application – Demolition of existing building/unit and construction of household waste recycling centre and associated infrastructure at Unit 4, Dyffryn Industrial Estate, Pool Road, Newtown, Powys**

Thank you for your letters of 22 January 2018 inviting our comments on the above planning applications.

### Advice

Having carefully considered the information provided with this planning application, we have no objections to the impact of the proposed development on the scheduled monument MG059 Gro Tump Mound & Bailey Castle. Our assessment of the application is given below.

### Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

### National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW),

Mae'r Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg  
We welcome correspondence in both English and Welsh



Technical Advice Notes and circular guidance.

PPW (Chapter 6 – The Historic Environment) explains that the conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. Technical Advice Note 24: The Historic Environment elaborates by explaining that there is a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of remains.

PPW also explains that local authorities should protect parks and gardens and their settings included in the first part of the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales, and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.

#### Assessment

The proposed development is located some 110m south of scheduled monument MG059 Gro Tump Mound & Bailey Castle. The monument comprises the remains of a motte and bailey castle probably built by Roger de Montgomery in the 11th century AD.

The proposed development will compromise a yard area housing skips for residents to recycle their household waste. The existing building on the site will be demolished. Intervening buildings and vegetation will block views between the proposed development and the scheduled monument. Consequently the proposed development will not cause any damage to the setting of scheduled monument MG059.

Yours faithfully

Nick Segust  
Diogelu a Pholisi/ Protection and Policy





**Application No: P18/0067**

**POWYS COUNTY COUNCIL**

**Local Government Act 1994**

**Town & Country Planning Act 1990**

**To: Professional Lead Development Management (North)**

With reference to the planning application relating to the following proposed development:

Name of Applicant:	Powys County Council
Location of Development:	Unit 4, Dyffryn Industrial Estate, Pool Road, Newtown.
Description of Development:	Demolition of existing building/unit and construction of household waste recycling centre and associated infrastructure.

The County Council as Highway Authority for the County Unclassified Highway, U4227

**Wish the following recommendations/Observations be applied  
Recommendations/Observations**

The application site is located on an existing Industrial Estate which has many local businesses operating from the estate, varying from distribution hubs to trade counters. The applicant submitted proposed HGV movements which are perceived to be comparable to industrial units of a similar size, and considerably less than that expected from some of the larger units within the estate.

Prior to any other works commencing on the development site, detailed engineering drawings (construction detail relating to drawing number 2553/P02/008 Rev A) for the two vehicle accesses onto the U4227 and associated works, shall be submitted to and approved in writing by the Local Planning Authority.

Prior to the first beneficial use of the development, all Highway Improvements, referred to above, shall be fully completed to the written satisfaction of the Local Planning Authority and shall be retained for their designated use for as long as the development hereby permitted remains in existence.

HC1 Any entrance gates shall be constructed so as to be incapable of opening towards the highway and shall be retained in this position and form of construction for as long as the dwelling/development hereby permitted remains in existence.

- HC4 Prior to the commencement of the development the access shall be constructed so that there is clear visibility from a point 1.05 metres above ground level at the centre of the access and 2.4 metres distant from the edge of the adjoining carriageway, to points 0.6 metres above ground level at the edge of the adjoining carriageway and 43 metres distant in each direction measured from the centre of the access along the edge of the adjoining carriageway. Nothing shall be planted, erected or allowed to grow on the area(s) of land so formed that would obstruct the visibility and the visibility shall be maintained free from obstruction for as long as the development hereby permitted remains in existence.
- HC8 Prior to the first beneficial use of the development, provision shall be made within the curtilage of the site for the parking of not less than 13 cars 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.
- HC12 The width of the access carriageways (both accesses), constructed as Condition HC7 above, shall be not less than 7.3 metres for a minimum distance of 20 metres along the access measured from the adjoining edge of carriageway of the county highway and shall be maintained at this width for as long as the development remains in existence.
- HC30 Upon formation of the visibility splays as detailed in HC4 above the centreline of any new or relocated hedge should be positioned not less than 1.0 metre to the rear of the visibility splay and retained in this position as long as the development remains in existence.
- HC32 No surface water drainage from the site shall be allowed to discharge onto the county highway.

Signed \_\_\_\_\_

**Simon Crew**  
**For Highways, Transport and Recycling**

Date: 12<sup>th</sup> April 2018



**Application No: P18/0067**

**POWYS COUNTY COUNCIL**

**Local Government Act 1994**

**Town & Country Planning Act 1990**

**To: Professional Lead Development Management (North)**

With reference to the planning application relating to the following proposed development:

Name of Applicant:	Powys County Council
Location of Development:	Unit 4, Dyffryn Industrial Estate, Pool Road, Newtown.
Description of Development:	Demolition of existing building/unit and construction of household waste recycling centre and associated infrastructure.

The County Council as Highway Authority for the County Unclassified Highway, U4227

**Wish the following recommendations/Observations be applied  
Recommendations/Observations**

Prior to the first beneficial use of the development, all Highway Improvements, referred on drawing number 2552/T/008, shall be fully completed to the written satisfaction of the Local Planning Authority and shall be retained for their designated use for as long as the development hereby permitted remains in existence.

- HC1 Any entrance gates shall be constructed so as to be incapable of opening towards the highway and shall be retained in this position and form of construction for as long as the dwelling/development hereby permitted remains in existence.
- HC4 Prior to the commencement of the development the access shall be constructed so that there is clear visibility from a point 1.05 metres above ground level at the centre of the access and 2.4 metres distant from the edge of the adjoining carriageway, to points 0.6 metres above ground level at the edge of the adjoining carriageway and 43 metres distant in each direction measured from the centre of the access along the edge of the adjoining carriageway. Nothing shall be planted, erected or allowed to grow on the area(s) of land so formed that would obstruct the visibility and the visibility shall be maintained free from obstruction for as long as the development hereby permitted remains in existence.

- HC8 Prior to the first beneficial use of the development, provision shall be made within the curtilage of the site for the parking of not less than 13 cars 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.
- HC12 The width of the access carriageways (both accesses), constructed as Condition HC7 above, shall be not less than 7.3 metres for a minimum distance of 20 metres along the access measured from the adjoining edge of carriageway of the county highway and shall be maintained at this width for as long as the development remains in existence.
- HC30 Upon formation of the visibility splays as detailed in HC4 above the centreline of any new or relocated hedge should be positioned not less than 1.0 metre to the rear of the visibility splay and retained in this position as long as the development remains in existence.
- HC32 No surface water drainage from the site shall be allowed to discharge onto the county highway.

Signed \_\_\_\_\_

**Simon Crew**  
**For Highways, Transport and Recycling**

Date: 17<sup>th</sup> April 2018

## Jessica Bywater (CSP - Development Control)

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**From:** Catherine Straw (CSP - Development Control)  
**Sent:** 23 April 2018 10:17  
**To:** Planning Services (CSP - Generic)  
**Subject:** FW: stw ref: 2018013177129 / lpa ref: P/2018/0067 / Unit 4, Dyffryn Industrial Estate , Pool Road, Newtown, Powys

Please see email below. Kind regards, Catherine

**From:** Williams Robin Wynne (Rh-CTGC) [mailto:robinwynnewilliams@gwynedd.llyw.cymru]  
**Sent:** 23 April 2018 10:15  
**To:** Catherine Straw (CSP - Development Control) <catherine.straw@powys.gov.uk>  
**Subject:** FW: stw ref: 2018013177129 / lpa ref: P/2018/0067 / Unit 4, Dyffryn Industrial Estate , Pool Road, Newtown, Powys

Hi Catherine,

P/2018/0067

Can the comments below be uploaded on the web please.

Thanks,

Robin

**Robin Wynne Williams – BA, MA, MPLAN, MRTPI**

**Uwch Swyddog Cynllunio Mwynau a Gwastraff**  
**Senior Minerals and Waste Planning Officer**

**Ar ran Gwasanaeth Cynllunio Mwynau a Gwastraff Gogledd Cymru /**  
**On behalf of the North Wales Minerals and Waste Planning Service**

Swyddfa Gogledd Orllewin, Neuadd Penrhyn, Bangor, Gwynedd. LL57 1DT  
Tel: 01286 679833 (Est/Ext: 2833)

ebost/email: robinwynnewilliams@gwynedd.llyw.cymru



Ysgrifennwch ataf yn Gymraeg neu Saesneg  
Please write to me in Welsh or English

**From:** Thomas, Rhiannon <Rhiannon.Thomas@severntrent.co.uk>  
**Sent:** 20 April 2018 13:03  
**To:** Williams Robin Wynne (Rh-CTGC) <robinwynnewilliams@gwynedd.llyw.cymru>

**Subject:** RE: stw ref: 2018013177129 / lpa ref: P/2018/0067 / Unit 4, Dyffryn Industrial Estate , Pool Road, Newtown, Powys

Hi Robin,

Thank you for the additional information.

I can advise as the applicant is proposing to discharge foul sewage to the public foul sewer, and surface water indirectly to a ditch course we have no objections to the proposals and happy for the drainage condition not to be applied subject to the proposals not changing.

Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website ([www.stwater.co.uk](http://www.stwater.co.uk)) or by contact our Development Services Team (Tel: 0800 707 6600). Please provide a copy of this email when making your application.

I trust you find the above in order, however, if you have any further enquiries then please do not hesitate to contact us.

Kindest regards,

Rhiannon

Miss Rhiannon Thomas - Planning Liaison Work Management Technician  
Asset Protection (West)  
Tel: 01902 793851  
email: [welshplanning@severntrent.co.uk](mailto:welshplanning@severntrent.co.uk)

**From:** Williams Robin Wynne (Rh-CTGC) [<mailto:robinwynnewilliams@gwynedd.llyw.cymru>]

**Sent:** 12 April 2018 15:26

**To:** Thomas, Rhiannon <[Rhiannon.Thomas@severntrent.co.uk](mailto:Rhiannon.Thomas@severntrent.co.uk)>

**Cc:** [simon.kendrick@powys.gov.uk](mailto:simon.kendrick@powys.gov.uk); Simon Varley (CSP - Engineering Design) ([simon.varley@powys.gov.uk](mailto:simon.varley@powys.gov.uk)) <[simon.varley@powys.gov.uk](mailto:simon.varley@powys.gov.uk)>

**Subject:** RE: stw ref: 2018013177129 / lpa ref: P/2018/0067 / Unit 4, Dyffryn Industrial Estate , Pool Road, Newtown, Powys

Dear Rhiannon,

I'm taking the above planning application to committee next month and I note your consultation response of the 31 January requesting the following conditions should planning be granted:-

- The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority, and
- The scheme shall be implemented in accordance with the approved details before the development is first brought into use. This is to ensure that the development is provided with a satisfactory means of drainage as well as to reduce or exacerbate a flooding problem and to minimise the risk of pollution

Having discussed this with the applicant this afternoon, the relevant information has already been submitted under the following references and can be accessed via the Powys web site:

4528612 – drainage plan

4528977 – drainage strategy document

Could you please have a look at these documents and tell me if they meet the requirements of the pre commencement conditions suggested. If so, there will be no need for the conditions to be included.

Kind regards,

Robin

**Robin Wynne Williams – BA, MA, MPLAN, MRTPI**  
**Uwch Swyddog Cynllunio Mwynau a Gwastraff**  
**Senior Minerals and Waste Planning Officer**  
**Ar ran Gwasanaeth Cynllunio Mwynau a Gwastraff Gogledd Cymru /**  
**On behalf of the North Wales Minerals and Waste Planning Service**  
**Swyddfa Gogledd Orllewin, Neuadd Penrhyn, Bangor, Gwynedd. LL57 1DT**  
**Tel: 01286 679833 (Est/Ext: 2833)**

**ebost/email: [robinwynnewilliams@gwynedd.llyw.cymru](mailto:robinwynnewilliams@gwynedd.llyw.cymru)**



Ysgrifennwch ataf yn Gymraeg neu Saesneg  
Please write to me in Welsh or English

**From:** Gary Nancarrow  
**Sent:** 01 February 2018 09:40  
**To:** Williams Robin Wynne (Rh-CTGC)  
**Subject:** FW: stw ref: 2018013177129 / lpa ref: P/2018/0067 / Unit 4, Dyffryn Industrial Estate , Pool Road, Newtown, Powys  
Robin FYI below  
Gary Nancarrow  
Manager (Minerals & Waste)/ Rheolwr (Mwynau a Gwastraff) Environment Directorate | Cyfarwyddiaeth yr Amgylchedd  
On behalf of the North Wales Minerals and Waste Planning Service | Gwasanaeth Cynllunio Mwynau a Gwastraff Gogledd Cymru  
Flintshire County Council | Cyngor Sir y Fflint County Hall | Neuadd y Sir Mold | Yr Wyddgrug CH7 6NF  
Tel | Ffon: 01352 703275  
Fax | Ffacs: 01352 756444

[www.flintshire.gov.uk](http://www.flintshire.gov.uk) | [www.sirymfflint.gov.uk](http://www.sirymfflint.gov.uk)

Please consider your environmental responsibility before printing this email.

Cyn argraffu yr e bôst hon, ystyriwch eich cyfrifoldeb amgylcheddol os gwelwch yn dda.

**From:** Thomas, Rhiannon [<mailto:Rhiannon.Thomas@severntrent.co.uk>] **On Behalf Of** WelshPlanning  
**Sent:** 31 January 2018 13:26

**To:** Gary Nancarrow <[gary.nancarrow@flintshire.gov.uk](mailto:gary.nancarrow@flintshire.gov.uk)>

**Subject:** stw ref: 2018013177129 / lpa ref: P/2018/0067 / Unit 4, Dyffryn Industrial Estate , Pool Road, Newtown, Powys

Good Day,

Thank you for the opportunity to comment on this planning application. Please find our response noted below:

With Reference to the above planning application the company's observations regarding sewerage are as follows.

I can confirm that we have no objections to the proposals subject to the inclusion of the following condition:

- The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority, and
- The scheme shall be implemented in accordance with the approved details before the development is first brought into use. This is to ensure that the development is provided with a satisfactory means of drainage as well as to reduce or exacerbate a flooding problem and to minimise the risk of pollution

Severn Trent Water advise that there is a public sewer located within this site. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. You are advised to contact Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building. Please note, when submitting a Building Regulations application, the building control officer is required to check the sewer maps supplied by Severn Trent and advise them of any proposals located over or within 3 meters of a public sewer. Under the provisions of

Building Regulations 2000 Part H4, Severn Trent can direct the building control officer to refuse building regulations approval.

To help us provide an efficient response please could you send all responses to [welshplanning@severntrent.co.uk](mailto:welshplanning@severntrent.co.uk) rather than to named individuals, including the STW ref within the email/subject.

Kind regards,  
Asset Protection Team  
Severn Trent  
[welshplanning@severntrent.co.uk](mailto:welshplanning@severntrent.co.uk)

**From:** Catherine Straw (CSP - Development Control) [<mailto:catherine.straw@powys.gov.uk>]

**Sent:** 22 January 2018 13:21

**To:** WelshPlanning <[WelshPlanning@severntrent.co.uk](mailto:WelshPlanning@severntrent.co.uk)>

**Subject:** New Planning Application Notification P/2018/0067



Derek Lord  
Severn Trent Water  
Assistant Manager  
Networks Development  
Regis Road  
Tettenhall  
Wolverhampton  
WV6 8RU  
[WelshPlanning@severntrent.co.uk](mailto:WelshPlanning@severntrent.co.uk)  
By email: 22/1/18  
Dear Sir/Madam,

**Town and Country Planning Act 1990  
Town and Country Planning (Development Management  
Procedure) (Wales) Order 2012 (as amended)  
Consultation**

Application Ref: P/2018/ 0067, Grid Ref: 312294.97/292003.19

for FULL: Demolition of existing building/unit and construction of household waste recycling centre and associated infrastructure at Unit 4, Dyffryn Industrial Estate, Pool Road, Newtown, Powys.

The application is available to view on the Council's website (<http://planning.powys.gov.uk/portal/>).

After accepting the terms and conditions please follow the online instructions to view the case.

Notice is hereby given that any observations you may wish to make must be returned to me within 21 days of date of this letter. If this is not done it will be assumed that you do not wish to comment and the application will proceed to determination.

Please note that comments must be made in writing and that such comments will be held on a file that will become open to public inspection.

Yours faithfully,  
Gary Nancarrow  
Minerals & Waste Manager

**Ken Yorston**

Pennaeth Dros Dro – Eiddo, Cynllunio a  
Gwarchod y Cyhoedd

Interim Head of Property, Planning and Put  
Protection

**The Gwalia**

**Ithon Road**

**Llandrindod Wells**

**LD1 6AA**

**Our ref: P/2018/0067**

**Date: 22/01/2018**

**If calling please ask for:**

**Gary Nancarrow/**

**Direct line:**

**01352 703275**

**[gary.nancarrow@flintshire.gov.uk](mailto:gary.nancarrow@flintshire.gov.uk)**

Mae'r e bost hwn ac unrhyw atodiad iddo yn gyfrinachol ac fe'i bwriedir ar gyfer y sawl a enwir arno yn unig. Gall gynnwys gwybodaeth freintiedig. Os yw wedi eich cyrraedd trwy gamgymeriad ni ellwch ei gopio, ei ddosbarthu na'i ddangos i unrhyw un arall a dylech gysylltu gyda Cyngor Sir Powys ar unwaith. Mae unrhyw gynnwys nad yw'n ymwneud gyda busnes swyddogol Cyngor Sir Powys yn bersonol i'r awdur ac nid yw'n awdurdodedig gan y Cyngor.





Llywodraeth Cymru  
Welsh Government

Development Control  
Powys County Council  
The Gwalia  
Ithon Road  
Llandrindod Wells  
LD1 6AA

Elch cyf / Your ref P/2018/0067

Ein cyf / Our ref 18/NM-966

23 April 2018

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)  
ORDER 2012:**

**Unit 4, Dyffryn Industrial Estate , Pool Road, Newtown, Powys**

**Demolition of existing building/unit and construction of household waste recycling centre and associated infrastructure**

I refer to your consultation of 10/04/2018 regarding the above planning application and advise that the Welsh Government as highway authority for the A483 trunk road does not issue a direction in respect of this application.

If you have any further queries, please forward to the following Welsh Government Mailbox  
NorthandMidWalesDevelopmentControlMailbox@Wales.GSI.Gov.UK

Yours faithfully

Alun Wyn Jones

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