

# Public Document Pack



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

Os yn galw gofynnwch am - If calling please ask for  
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## PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE

Thursday, 23rd May, 2019

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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

#### 1.1. **Updates**

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

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

<b>Application Number:</b>	18/1086/FUL	<b>Grid Ref:</b>	E: 309018 N: 307095
<b>Community Council:</b>	Llanfair Caereinion Community	<b>Valid Date:</b>	08.01.2019

**Applicant:** Mr & Mrs Pryce

**Location:** Banwy Mill Caravan Park, Melin-y-ddol, Llanfair Caereinion, Powys, SY21 0ED

**Proposal:** Re-development of Banwy Mill Caravan Park to include the change of use of land to accommodate the re-siting of 26 static caravans, associated infrastructure and new vehicular access

**Application Type:** Full Application

### REPORT UPDATE

Following publication of the Committee Report, Members are advised that an additional third party representation has been received by Officers. In the interests of clarity, the representation is detailed below in full.

#### Third Party Representation

I support any application that seeks to improve employment opportunities within Mid Wales. Dolgead Caravan Park has a history of offering employment to local residents, promoting tourism within the region and contributing to the economy of the area.

#### **Officer Appraisal**

Having reviewed the recommended conditions as presented within the original officer report, it is noted that a condition requiring details of the existing and proposed site levels has been omitted. Therefore, should Members be minded to approve the application, it is recommended that the following condition is added to any grant of consent.

Condition:

28. Prior to the commencement of development, full details of the existing and proposed ground levels including scaled cross sections shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken strictly in accordance with the details as approved.

Reason:

28. In order to safeguard the character and appearance of the surrounding area in accordance with policies SP7, DM4 and DM13 of the Powys Local Development Plan (2018) and Planning Policy Wales (2018).

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Case Officer: Holly Hobbs, Principal Planning Officer  
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## Planning, Taxi Licensing and Rights of Way Committee Report

**Application Number:** 18/0581/OUT

**Grid Ref:** E: 326949  
N: 318994

**Community Council:** Llandysilio Community

**Valid Date:** 21.09.2018

**Applicant:** Mr N Savage

**Location:** Land 200 Meters West Of Oldfield Farm, Llandysilio, Llanymynech, Powys, SY22 6RB

**Proposal:** Proposed affordable housing development, formation of vehicular access and access road and all associated works.

**Application Type:** Outline planning

### REPORT UPDATE

Following publication of the Committee Report, Members are advised that additional correspondence has been received by Officers. In the interests of clarity, these representations are included in full below;

#### Community Council

Llandysilio Community Council very much regret that it is unable to send a representative to speak at the Planning Committee but would like to add the following comments following the publication of the Planning Officer's Report.

- ❖ Llandysilio Community Council welcomed the introduction of the Local Development Plan in April 2018 as it would provide a framework for future planning applications. The Plan looks to deliver 4500 dwellings within the plan period up to 2026. The Planning Officer states that at least 25% of this is allocated within Large Villages. This equates to 1125 dwellings. Four Crosses is one of 45 Large Villages designated within the Plan and as such would receive an approx. growth of 25 dwellings. There is already a site allocated for development with the capacity of 32 dwellings adjacent to this site and planning permission already granted for 49 dwellings on the southern boundary of the Village. Add to this conversion of the Four Crosses Pub into 3 dwellings plus an additional 4 in the carpark and you can see that the Village has enough development.
- ❖ The Plan aims to deliver 952 Affordable Homes within the plan period – again 25% for the Large Villages equates to 5 per village. The development of 57 houses at Parc Hafod in 2009 included a percentage of affordable houses. Two of these properties have already successfully applied to have the s106 lifted with the argument that they can't sell them. There is no evidence supplied with the application to justify the need

for 24 affordable dwellings in the Village and no details given as to which Registered Social Housing Company will be undertaking the work.

- ❖ Offa's Dyke is an important feature running through the centre of Four Crosses and should be protected. The Village has enough development without disturbing the Dyke or the Bronze Age burial mound.
- ❖ This field is good agricultural ground with the ability to graze sheep and produce a good crop of hay/silage and as such should be maintained.
- ❖ No 'Open Space' or 'Play Area' has been identified

We would urge that the application is refused permission due to scale and sustainability.

### Affordable Housing

Further to your e mail, I would like to confirm the information we hold regarding affordable housing need which was supplied to the Agent as below.

To clarify, we define affordable housing as having secure mechanisms in place to ensure it is accessible to those who cannot afford market housing, both on first and subsequent occupation.

We draw information for two key sources: Tai Teg and the CHR. Tai Teg allows people to define their preferred tenure and housing requirement, the CHR is solely for those people seeking accommodation with an RSL and property is allocated on the basis of need. The number of bedrooms is an important factor in the social rented sector since the policy allows for homes to be allocated only to meet the housing need – in essence, spare rooms are not a 'need'.

With regard to social rentals, the location is popular and turnover of stock is low. At the time of our CHR snapshot, the highest need was actually for older person accommodation. Our general list showed there were 14 people listed for 3 beds and 14 for 2 bed properties but the highest need was amongst people seeking one bed accommodation. I note there are no one bed homes on the indicative plan.

In terms of need in Four Crosses, we have no evidence of people seeking accommodation to purchase, at this time. According to Land Registry data, the average sold value is around £232,658 in Four Crosses however, in the past 2 years 23 of the 36 properties sold were 'detached'. Of the other 13 sales, 5 sold below the local affordability level of £126,676 and comprised a range of flats, cottages, semi's, modern and older style property.

Intermediate rented housing where rents are set above social rents but below market rents should not exceed the Local Housing Allowance which in Four Crosses is currently set at: 1 bed: £65.59pw/2 bed:£86.00pw /3 bed: £101.11pw. There are currently 3no 2 bed flats on the rental market in Four Crosses [15-5-19 Right Move web page] averaging £107pw, a local social rent will be marginally less, around £95pw.

## Education Services

As discussed, confirmation that the school capacity is currently 116. The school comprises the main school building plus 2 mobiles, all of which are in a fair state of repair. There are currently no plans to replace the mobile classrooms with a permanent extension. The current number on roll is 76 and indications are that the school roll will remain at or near this number between now and January 2023.

If you need any further information please get in touch with either myself or David Thompson, Schools Capital & Property Manager.

## Third Party Representation

Thank you for the invitation to the meeting.

Unfortunately, due to work commitments, I will not be able to attend. And while there may be no one present at the meeting to directly oppose the application in person, it should be noted that objections have already been raised in writing through the proper channels and these should be read and considered before any decision is made. Just because I can't make the meeting, doesn't mean my objection as a neighbour of the proposed development is no longer of any importance. My view from my bedroom window looks directly over the proposed site. When we bought our property less than 11 months ago, the previous application to build on this site had been rejected, so we were confident there would be no imminent development on this site. As I mentioned in my previous objection on the planning portal, the reasons for the previous application being rejected are also valid with regards to this current application.

## Submission by the Applicants' Agent

Please see attached statement prepared on behalf of the applicant.



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# Committee Update – 18/0581/FUL

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Proposed affordable housing  
development and all associated  
works at Land 200 Meters West  
Of Oldfield Farm, Llandysilio,  
Llanymynech

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Prepared for Mr N Savage

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land & property  
professionals

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## Update Statement

This update statement is in connection with the application 18/0581/FUL for 24 affordable dwellings and associated works at Land 200m West of Oldfield Farm.

We note the Community Council has provided an update, following on from the Officer's report and therefore this update is in direct response to that.

- The Community Council quite rightly welcomed the LDP in April 2018, which provides the framework and policies to enable Powys to meet their housing targets. Their response did not refer to Policy SP1 or H6 which are the identifiable policies of which the proposal is based on and adheres to.

As the committee will agree, the 2 years before the adoption of the LDP was painful for planning policies, where the Council could not prove enough housing land supply was available for the housing growth envisaged. Approving planning permissions for housing will only increase the housing land supply figures, to ensure the Council has a 5 year housing land supply.

Equating all Large Villages to have a growth of approximately 25 dwellings each is incorrect. Some large villages have only 60 dwellings, and therefore a 25-dwelling growth to that would be inappropriate.

- This scheme is for 24 affordable dwellings in the village of Four Crosses, which has an existing population of approximately 775 (open space assessment), this is proportionate and subordinate to the large nature of the settlement. There is no guarantees that the development's noted by the Community Council are going to be built, and therefore the 'capacity' of the settlement cannot consider developments that have not occurred.

Affordable houses are an important element of the new plan and policy H6 is at the heart in attempting to grow the number of affordable properties to over and above the figure depicted in the plan. The two properties they refer to in terms of getting the affordable restriction off, was not approved on the basis that there wasn't a demand for affordable housing. They were removed on the basis that the S106 was incorrectly worded, and therefore not serving a planning purpose.

The condition outlined in the officer report will ensure the development is undertaken by a Rented Social Landlord, and a number have shown interest (on the basis planning is approved).

- The archaeological work undertaken has confirmed that no impact will be made to Offa's Dyke or any monument, as confirmed by CPAT.
- The site is only a small proportion of agricultural land, next to the school and a number of dwellings, the loss of this agricultural land will benefit the amenities of these properties, in providing residential in the village instead of livestock.
- The application is only outline, and open space and play areas will have to be provided by the RSL's on the basis of complying with DQR.

**Conclusion**

I hope this update provides even further clarity on some of the issues raised by the Community Council.

To add to this, in recent months applications have been refused for affordable housing in rural settlements, given that they should be pushed towards larger villages, and therefore if affordable housing aren't allowed in rural settlements, and the Community Council don't want them in their large villages, Powys are going to struggle to fulfil the affordable housing growth required.

The Planning Officer's report quite clearly goes through the respective planning policies and factors, which confirms that the proposal fully complies with policy.

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# Planning, Taxi Licensing and Rights of Way Committee Report

## Update Report

**Application Number:** 19/0427/AGR

**Grid Ref:** E: 323844  
N: 266394

**Community Council:** Whitton Community

**Valid Date:** 04.04.2019

**Applicant:** Ms E Hammel

**Location:** The Slangs, Cascob, Presteigne, Powys, LD8 2NT

**Proposal:** Erection of an agricultural barn

**Application Type:** Full Application

### Consultee Responses

#### Consultee

#### Received

Cadw

13th May 2019

Thank you for your email of 10 May 2019 inviting our comments on the information submitted for the above application.

Advice

Having carefully considered the information provided, we have no objections to the impact of the proposed development on the scheduled monument RD146 Twiscob Moated Site. Our assessment of the application is given below.

Assessment

The application area is located some 725m northeast and at a higher level than scheduled monument RD146 Twiscob Moated Site. The monument comprises the remains of a circular platform surrounded by a moat, probably of medieval date. The site is located in the bottom of a moderately steep sided stream valley, immediately to the west of the Cascob Brook. It is surrounded

on all sides by higher ground. The earthwork is formed by a shallow ditch cut across the eastern end of a spur formed by the action of two streams, the second of which flows across the north of the site where it joins with the aforementioned Cascob

Brook. The area around the site is wooded with some evidence of coppicing. When constructed the site would have benefitted from long views northeast and south east along the valley, although these would have been confined by the steep valley sides and to the immediate area surrounding it, with the view of the ford to the north being of most significance.

The proposed development consists of a barn measuring 36.6 wide, and 12.2 - 13.7m deep, 3.6m high to the eaves and 5.2 meters high at its apex (15° lope) It will be clad in juniper green box profile sheet steel, and have a juniper green fibre cement roof. It will be located on a platform cut into the valley side and the access road will also require earthworks to be formed.

Theoretically the proposed barn will be located in the identified important view along the valley to the northeast. However, this view is currently blocked by existing woodland. If this woodland was removed views of the proposed barn would still be partly blocked by the break in slope of the valley side and be screened by existing vegetation. Consequently, in our opinion, currently the proposed barn will have no impact on the setting of scheduled monument RD146 but if the woodland blocking views between the scheduled monument and the barn were removed the impact on the setting of the monument would be no more than slight and not significant.

## **Officer Appraisal**

### CADW

TAN23 and LDP policy SP7 seek to safeguard strategic resources and assets in the County, development proposals must not have an unacceptable adverse impact on the resource or asset and its operation.

It is noted that the application site is located some 725m northeast and at a higher level than scheduled monument RD146 Twiscob Moated Site. In light of this comments have been sought from CADW.

CADW have been consulted and have raised no objection to the proposal. They confirmed that whilst theoretically the proposed barn would be located in the identified important view along the valley to the northeast, this view is currently blocked by existing woodland. The officer noted that if this woodland was removed views of the proposed barn would still be partly blocked by the break in slope of the valley side and be screened by existing vegetation.

CADW therefore consider that the proposed barn will have no impact on the setting of scheduled monument RD146 but if the woodland blocking views between the scheduled monument and the barn was removed the impact on the setting of the monument would be no more than slight and not significant.

In light of the above, it is considered that the development fundamentally complies with relevant planning policy.

## **Recommendation**

The recommendation is one of refusal.

## **Reasons**

1 Due to the scale and location of the proposed development, it is considered that the proposed development would have an unacceptable adverse landscape and visual impact on the surrounding area. The proposed development is therefore considered to be contrary to policy DM4 of the Local Development Plan (2018) and Planning Policy Wales (Edition 10, 2018).

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