

# 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

Wednesday, 22nd February, 2023

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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.

(Pages 1 - 8)

<b>2.</b>	<b>DECISIONS OF THE HEAD OF PROPERTY, PLANNING AND PUBLIC PROTECTION ON DELEGATED APPLICATIONS</b>
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To receive for information a list of decisions made by the Head of Property, Planning and Public Protection under delegated powers.

(Pages 9 - 56)

<b>3.</b>	<b>DEVELOPMENT MANAGEMENT PERFORMANCE</b>
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To consider the report.

(Pages 57 - 60)

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

**Application Number:** 22/1268/FUL      **Grid Ref:** E: 322270  
N: 296968  
**Community Council:** Montgomery Community      **Valid Date:** 28.07.2022

**Applicant:** Mr Broxton

**Location:** The Cottage Inn, Forden Road, Montgomery, SY15 6QT,

**Proposal:** Conversion of public house into 1 no residential unit and associated works

**Application Type:** Full Application

### UPDATE REPORT

This report forms an update to the previous report circulated to Members of the Committee.

### Principal Planning Constraints

Conservation Area	MONTGOMERY
Historic Landscapes Register	Vale of Montgomery
Minerals Safeguarding Igneous Cat	
2DP Development Boundaries	Montgomery/ Trefaldwyn
Scheduled Ancient Monument	Town Bank & Ditches
Mineral Safeguarding Sandstone Cat	
2	

### Principal Planning Policies

Policy	Policy Description	Year	Local Plan
PPW	Planning Policy Wales (Edition 11, February 2021)		National Policy
NATPLA	Future Wales - The National Plan 2040		National Policy
TAN5	Nature Conservation and Planning		National Policy
TAN11	Noise		National Policy
TAN12	Design		National Policy

TAN18	Transport	National Policy
TAN23	Economic Development	National Policy
TAN24	The Historic Environment	National Policy
SP1	Housing Growth	Local Development Plan 2011-2026
SP5	Settlement Hierarchy	Local Development Plan 2011-2026
SP6	Distribution of Growth across the Settlement Hierarchy	Local Development Plan 2011-2026
SP7	Safeguarding of Strategic Resources and Assets	Local Development Plan 2011-2026
DM2	The Natural Environment	Local Development Plan 2011-2026
DM4	Landscape	Local Development Plan 2011-2026
DM7	Dark Skies and External Lighting	Local Development Plan 2011-2026
DM8	Minerals Safeguarding	Local Development Plan 2011-2026
DM11	Protection of Existing Community Facilities and Services	Local Development Plan 2011-2026
DM13	Design and Resources	Local Development Plan 2011-2026
DM15	Waste Within Developments	Local Development Plan 2011-2026
DM16	Protection of Existing Employment Sites	Local Development Plan 2011-2026
T1	Travel, Traffic and	Local Development

	Transport Infrastructure	Plan 2011-2026
C1	Community Facilities and Indoor Recreation Facilities	Local Development Plan 2011-2026
H1	Housing Development Proposals	Local Development Plan 2011-2026
SPGBIO	Biodiversity and Geodiversity SPG (2018)	Local Development Plan 2011-2026
SPGCON	Conservation Areas SPG (2020)	Local Development Plan 2011-2026
SPGLAN	Landscape SPG	Local Development Plan 2011-2026
SPGRES	Residential Design Guide SPG (2020)	Local Development Plan 2011-2026
SPGHE	Historic Environment SPG	Local Development Plan 2011-2026

### **Other Legislative Considerations**

Crime and Disorder Act 1998  
 Equality Act 2010  
 Planning (Wales) Act 2015 (Welsh language)  
 Wellbeing of Future Generations (Wales) Act 2015  
 Marine and Coastal Access Act 2009

### **Officer Appraisal**

#### Planning History

The Local Planning Authority has reviewed the planning history for the site and note that a planning application for the building's last known use as a Micro-Brewery and Visitor centre which commenced in 2015 was never submitted.

The application description proposal has now been changed to its last known approved use as a public house. The application description has now been amended to the following:

Consent is sought for the conversion of a public house into 1 residential unit and associated works.

#### Principle of Development

## *Protection of Existing Community Facilities and Services*

Policy DM11 of the Powys LDP states the loss of the following existing Community Facilities and Services will only be permitted in respect of:

1. An existing community or indoor recreation facility where it can be demonstrated that:
  - i. Appropriate alternative provision is to be made available or the potential for continued use is no longer viable; and
  - ii. Alternative solutions to support the long term use of the facility for the community have been adequately explored.
2. An existing neighbourhood shop, village shop, public house or service where it can be demonstrated that:
  - i. The premises have been for sale and/or vacant for a minimum of 6 months and attempts at actively marketing the existing use during that time have been unsuccessful.
  - ii. Alternative solutions to support the long-term economic viability of the business have been demonstrated to be adequately explored. “

Proposals promoting alternative uses of existing neighbourhood or village shops, public houses or other services will be required to demonstrate that the premises have been actively marketed for a minimum of 6 months and that genuine efforts to sell or let the property over that period have been unsuccessful. Evidence of active marketing of a property should include details of the sales literature, advertisement campaign and buyer interest over the period.

As part of the application the agent has submitted evidence of active marketing of the property. The evidence submitted includes details of the sales literature, advertisement campaign and buyer interest over the period.

The property was marketed freehold for 6 months which commenced on the 10<sup>th</sup> December 2021 until the 22<sup>nd</sup> July 2022 for offers over £400,000. Evidence submitted demonstrates that the property has been extensively marketed. During the marketing campaign, 3 official viewings have been made with no follow up offers.

It is acknowledged that objections have been raised in regard to the price the property had been marketed for. Following this, the Local Planning Authority received further information from the agent to confirm an independent third party valuation had been undertaken which confirmed the valuation of £400,000 to be accurate.

Officers are satisfied based on the evidence submitted that the property has been robustly

marketed at an appropriate price.

In respect of Criterion 2(ii), given the period of time in which the property has been marketed and the limited interest shown in the property to date, it is considered that opportunity has been given for alternative solutions to support the long-term economic viability of the business to be explored and come forward. It is noted that prior to the marketing undertaken, the property was vacant for a number of years.

In light of the above it is therefore considered that the proposed development complies with policy DM11 of the Powys Local Development Plan.

### **RECOMMENDATION – Conditional Consent**

In light of the above it is considered that the proposed development complies with relevant planning policy and the recommendation is one of conditional consent.

#### **Conditions**

1. The development to which this 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 and documents approved on the date of this consent: 00010921-006, 00010921-007, 00010921-005 & 00030721-001.
3. No external lighting shall be installed unless a detailed external lighting design scheme has been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall identify measures to avoid impacts on nocturnal wildlife, including bats and otter, in accordance with the recommendations outlined in the BCT and ILP Guidance Note 8 Bats and Artificial Lighting (12th September 2018). The development shall be carried out in accordance with the approved details.
4. Prior to the commencement of development, a detailed Biodiversity Enhancement Plan shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, (or any Order revoking and re-enacting that Order) no development under Schedule 2, Part 1, Classes A to E other than that hereby permitted shall be carried out without the written permission of the Local Planning Authority.
6. Prior to the occupation (first operational use) of the dwelling clear visibility shall be provided 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 in a northerly direction and 26 metres in a southerly 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.

7. Any vehicular entrance gates installed within the application site shall be set back at least 5.5 metres distant from the edge of the adjoining footway and 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.
8. Prior to the occupation (first operational use) of the dwelling the car parking and turning area as detailed on drawing number 00030721-001 shall be fully completed to the written satisfaction of the Local Planning Authority. The parking and turning areas shall be retained for their designated use for as long as the development hereby permitted remains in existence.

## **Reasons**

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure adherence to the plans as approved in the interests of clarity and a satisfactory development.
3. To comply with Powys County Council's LDP Policies DM2, DM4, DM7 and to meet the requirements of Planning Policy Wales (Edition 11, February 2021), TAN 5: Nature Conservation and Planning and Part1 Section 6 of the Environment (Wales) Act 2016.
4. To comply with Powys County Council's LDP Policies DM2, DM4, DM7 and to meet the requirements of Planning Policy Wales (Edition 11, February 2021), TAN 5: Nature Conservation and Planning and Part1 Section 6 of the Environment (Wales) Act 2016.
5. To protect the character and appearance of the building and the landscape in accordance with Policies DM4 and DM13 of the Powys Local Development Plan (2018), Technical Advice Note (TAN) 23: Economic Development (2014) and Planning Policy Wales (2018)
6. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 (Part 10).



7. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 (Part 10).
8. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 (Part 10).

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Abbey Cwm-Hir Community	Planning Permission on Required	25/01/2023	22/2207/AGR	Agricultural Notification	13/02/2023	Erection of an agricultural building	CwmdrwrBwlch-y-sarnauRhayaderPowys LD6 5NB
Aberhafesp Community	Approve	21/11/2022	22/1976/FUL	Full Application	02/02/2023	Proposed Agricultural Building and associated works	Rhiew Banc Bwlch-Y-FfriddNewtownSY16 3HZ
	Approve	19/01/2023	23/0091/NMA	Non-Material Amendment	06/02/2023	Non material amendment to planning permission P/2017/1414 (changes to the approved external materials)	Plot 12HillcrestAberhafesp NewtownPowys
	Consent	25/04/2022	22/0704/REM	Removal or Variation of Condition	30/01/2023	Section 73 application to vary Condition 1 of permission P/2017/0534 to allow for an extension of time for the development's commencement	Glan LlynAberhafespNewtown PowysSY16 3LT

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Abermule And Llandyssil Community	Approve	14/11/2022	22/1889/NMA	Non-Material Amendment	08/02/2023	Non Material Amendment to amend the wording of condition 30 attached to planning approval P/2017/0134 from "Prior to the commencement of development a lighting design scheme to take any impacts on nocturnal wildlife into consideration shall be submitted for written LPA approval." to "A lighting design scheme to take any impacts on nocturnal wildlife into consideration shall be submitted for written LPA approval." And to approve the proposed lighting details	Land East Of Of Abermule HouseAbermule MontgomeryPowys
	Approve	09/12/2022	22/2006/FUL	Full Application	27/01/2023	Construction of a timber building / shelter for educational use	Dolforwyn Woods AbermuleSY15 6JG

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Berriew Community	Approve	08/09/2022	22/1520/CLP	Certificate of Lawfulness - Proposed	08/02/2023	Section 192 application for certificate of proposed use to seek confirmation of technical start commenced on planning approval P/2017/0318	South Of OakleighRefailBerriew PowysSY21 8AJ
	Approve	24/11/2022	22/2008/FUL	Full Application	07/02/2023	Proposed Slurry Tower and associated works	Pen Y Ffridd Castle CaereinionWelshpoolSY 21 9AU
	Approve	06/12/2022	22/2066/HH	Householder	08/02/2023	Alterations and extension to bungalow together with erection of detached double garage including demolition of existing single garage	Golwen BerriewWelshpoolSY21 8PD
	Approve	18/01/2023	22/2095/ADV	Advertisement Consent	10/02/2023	Display of 4 x A1 pole mounted visitor interpretation boards	Land At Montgomery Canal Board 1 - Llanymynech, Board 2 - Belan Lock, Board 3 - Red House, Board 4 - Dolforwyn, Powys

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Bettws Community	Approve	19/12/2022	22/2054/HH	Householder	06/02/2023	Retrospective application for the replacement of garage and workshop due to fire damage	Little Garth Aberhafesp NewtownSY 16 3LN
Caersws Community	Refused	06/01/2023	23/0007/NMA	Non-Material Amendment	03/02/2023	Application for non-material alterations to permission 20/1512/RES to allow amended plans for plot 4	Land At Church House Farm Llanwnnog Caersws Powys
Carno Community Council	Approve	06/12/2022	22/1950/FUL	Full Application	09/02/2023	Change of use of part of dwelling (C3) to a hairdressing salon (A1)	Cae DuCarno Caersws Powys SY17 5LE
Castle Caereinion Community	Approve	10/06/2022	22/0910/FUL	Full Application	02/02/2023	Erection of one dwelling	Land Adjacent To No 3 The Row Castle Caereinion Welshpool SY 21 9AP
	Approve	13/12/2022	22/1977/HH	Householder	02/02/2023	Demolition of shed and erection of a two storey oak frame extension	Dewis Gwyn Cyfronydd Welshpool SY 21 9EQ
Clyro Community	Prior Approval Required	16/01/2023	23/0064/AGR	Agricultural Notification	03/02/2023	Erection of an agricultural building for storing hay, fodder and farm machinery	Land Opp Pentre Farm Rhosgoch Builth Wells

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Dwyriw Community	Approve	12/12/2022	22/1986/FUL	Full Application	30/01/2023	Erection of agricultural building for fodder & machinery storage	Ty Newydd Cefn CochWelshpoolSY21 0AJ
	Consent	24/01/2023	23/0121/DIS	Discharge of Condition	07/02/2023	Discharge of conditions 5 and 23 of planning permission P/2017/0966 (reasonable avoidance method statement and foul and surface water drainage scheme)	Land East Of Fron OlauAdfaNewtownPowys SY16 3DB
Felin Fach Community	Approve	13/10/2022	22/1733/LBC	Listed Building Consent	09/02/2023	Listed building application for changes to internal and external fabric of an attached ancillary domestic barn, towards it becoming additional domestic accommodation for the attached dwelling	Touchstone LlanfiloBreconLD3 0RE
Fordeu With Leighton & Trelystan Com	Approve	27/01/2023	23/0048/DIS	Discharge of Condition	02/02/2023	Application to discharge condition 3 from planning permission 22/0263/HH	Pentre Bank House LeightonWelshpoolSY21 8HR

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Gladestry Community	Refused	07/06/2022	22/0721/FUL	Full Application	07/02/2023	Conversion of agricultural barn to 1 no. 3 bed dwelling house and 1 no. 2 bed dwelling house ; Construction of detached bat house installation of sewage treatment plant , formation of new access and all associated works	Lower Hengoed GladestryKingtonHR5 3PL
	Refused	07/06/2022	22/0722/LBC	Listed Building Consent	07/02/2023	Listed building consent for conversion of agricultural barn to 1 no. 3 bed dwelling house and 1 no. 2 bed dwelling house ; Construction of detached bat house and all associated works	Lower Hengoed GladestryKingtonHR5 3PL
Guilfield Community	Planning Permission Required	26/01/2023	23/0079/AGR	Agricultural Notification	27/01/2023	Erection of 2x agricultural to be used as cattle sheds.	Home Farm Upper SarnauLlanymynechSY 22 6QP

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Honddu Isaf Community	Approve	07/12/2022	22/2149/DIS	Discharge of Condition	27/01/2023	Application to discharge conditions 3, 4 and 5 from planning approval 22/1502/FUL	CefncoedmawrSarnau BreconPowysLD3 9PT
Kerry Community	Approve	21/12/2022	22/2173/NMA	Non-Material Amendment	01/02/2023	Non Material Amendment to Reserved Matters approval 20/1338/RES (45 dwellings) - additional mix of red brick types and repositioning of plots 40 -43 and plot 44 and the removal of plot 45.	Land Adjacent To Shop Lane SarnNewtownSY16 4DQ
	Refused	11/11/2022	22/1869/FUL	Full Application	08/02/2023	Erection of 2 no. affordable dwellings, formation of vehicular access, installation of sewage treatment plant and all associated works	Land At Brynllwarch Garden KerryNewtownSY16 4PD



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Knighton Community	Approve	15/11/2021	21/2002/DIS	Discharge of Condition	31/01/2023	Discharge of condition no's 3, 4, 6, 7, 8, 10, 12 & 13 attached to Listed building consent 20/0199/LBCW034.3b. 1.202 - Floor Joist Plan	Lower Woodhouse, BarnKnightonLD7 1LR
	Approve	17/01/2023	23/0034/TRE	Works to trees in Conservation Area	09/02/2023	Works to trees within a conservation area.	Belmont6 West StreetKnightonPowysLD7 1EN
Llanbrynmair Community	Refused	15/08/2022	22/1214/FUL	Full Application	03/02/2023	Retrospective application for siting of yurt and associated buildings	Land Near Glan Y Ffrwd TalerddigLlanbrynmairSY 19 7AW
Llanidloewi Ystradenni Community	Approve	26/08/2022	22/1409/FUL	Full Application	08/02/2023	Erection of rural enterprise dwelling, creation of vehicular access, installation of treatment plant together with all other associated works	Land At Far Hall DolauLlandrindod WellsPowysLD1 5TW
Llandrindod Wells Community	Consent	21/12/2022	22/1936/FUL	Full Application	07/02/2023	Erection of an extension	The Venue Spa RoadLlandrindod WellsPowys LD1 5ER
	Consent	21/12/2022	22/1937/LBC	Listed Building Consent	07/02/2023	Erection of an extension	The Venue Spa RoadLlandrindod WellsPowys LD1 5ER

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Llandrindod Wells Community	Refused	09/02/2023	23/0057/CLP	Certificate of Lawfulness - Proposed	13/02/2023	Certificate of lawfulness application (Section 192) for a proposed use namely use of property (cafe) as a Dental Practice	The Garlands Coffee Shop Middleton StreetLlandrindod WellsLD1 5DG
Llanelwedd Community	Approve	30/07/2022	22/1270/HH	Householder	10/02/2023	Replacing the detached garage and conservatory with single and double rear extension	3 Glanwye View LlanfareddBuilth WellsLD2 3UF
Llanfechain Community	Consent	03/10/2022	22/1671/FUL	Full Application	27/01/2023	Proposed new calf rearing shed	The Gables LlanfechainSY22 6UQ
Llanfangel Rhydithon Community	Approve	03/10/2022	22/1669/LBC	Listed Building Consent	07/02/2023	Listed building consent for alterations to existing (abandoned) dwelling and attached barn to provide dwelling	Llysin DolauLlandrindod WellsLD1 5UN
Llanfrynach Community	Consent	16/08/2022	22/1256/FUL	Full Application	02/02/2023	Reinstatement of existing dwelling and associated works	DolymaesLlechfaen BreconPowysLD3 7SP

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Llangamarch Community	Approve	26/01/2023	23/0142/CLE	Certificate of Lawfulness - Existing	13/02/2023	Section 191 application for lawful development certificate for the occupation of dwelling without compliance of condition 8 of permission B1039 (agricultural & forestry occupancy)	Hill ViewCefn-GorwyddLlangamarch WellsPowysLD4 4DN
Llanidloes Community	Approve	03/11/2022	22/1753/REM	Removal or Variation of Condition	02/02/2023	Section 73 application to vary condition 2 of planning permission P/2016/1131 (to provide additional parking within the site) (part-retrospective)	11, 12, 13 & 14 Gwaelod-Y-BrynLlanidloesSY18 6ER
	Approve	29/11/2022	22/1989/DIS	Discharge of Condition	01/02/2023	Application to discharge conditions 3, 4, 5, 7 and 10 attached to permission 22/0609/FUL	Red Kite Touring ParkVanLlanidloesPowys SY18 6NG

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Llansantffraid Community	Approve	11/11/2022	22/1911/FUL	Full Application	01/02/2023	Demolition of existing dwelling, erection of replacement dwelling and extension of domestic curtilage, installation of new sewage treatment plant and associated works	Tanybryn Cottage Llansantffraid-Ym-MechainSY22 6TB
Llansilin Community	Approve	16/02/2022	22/0184/FUL	Full Application	10/02/2023	Conversion of redundant barn to form a dwelling and all associated works	Barn At Moelfre Hall MoelfreOswestrySY10 7QJ
	Approve	09/08/2022	22/1354/LBC	Listed Building Consent	10/02/2023	Conversion of redundant barn form a dwelling, to include some demolition and all associated works	Barn At Moelfre Hall MoelfreOswestrySY10 7QJ
	NMA Approved	19/01/2023	23/0085/NMA	Non-Material Amendment	10/02/2023	Non material amendment to planning permission P/2012/1144 in respect of design of front of house	13 Cysgod Y GyrnLlansilinOswestry Powys



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Llanwddyn Community	Approve	07/11/2022	22/1885/FUL	Full Application	02/02/2023	Creation of path to aid with disabled access, and improvements to existing path.	Lakeside Bird Hide Llanwddyn, Oswestry SY10 0NE
	Approve	17/11/2022	22/1912/HH	Householder	31/01/2023	Proposed extension and alterations to dwelling	Glanrhyd LlanwddynOswestrySY10 0NQ
Llanwrtyd Wells Community	Approve	27/10/2022	22/1806/LBC	Listed Building Consent	07/02/2023	Listed building consent for internal and external alterations associated with the change of use of chapel and school rooms to a music venue and meeting rooms	Chapellrffon CrescentLlanwrtyd WellsPowys
	Approve	13/12/2022	22/2037/LBC	Listed Building Consent	08/02/2023	Proposed replacement of window with door on front elevation to improve fire escape route	Neuadd Arms Hotel The SquareLlanwrtyd WellsLD5 4RB



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Llanwrtyd Wells Community	Approve	03/01/2023	22/2183/DIS	Discharge of Condition	31/01/2023	Discharge of condition 18 of planning permission 18/1176/FUL (Affordable Housing Scheme (AHS) Template Private Developer. Drawing Ref: 4811/SP/1D - Proposed Block Plan, Drawing Ref: 4811/SP/2A - Location Plan)	Land At Tai Cae Mawr Station Road Llanwrtyd Wells Powys
Machynlleth Community	Approve	16/01/2023	23/0107/HDG	Hedgerow Removal Notice	09/02/2023	Removal of 52 meters of hedgerow	Football Ground Y Plas Heol Pentrerhedyn Machynlleth Powys SY20 8ER
Meifod Community	Approve	28/06/2022	22/0966/FUL	Full Application	03/02/2023	Repair and conversion of barn to form holiday let accomodation	Ty-Tan-Y-Dderwen Llanfyllin SY22 5LY
Meifod Community	Approve	28/06/2022	22/0967/LBC	Listed Building Consent	03/02/2023	Repair and conversion of barn to form holiday let accomodation	Ty-Tan-Y-Dderwen Llanfyllin SY22 5LY

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Meifod Community	Approve	28/09/2022	22/1635/REM	Removal or Variation of Condition	03/02/2023	Section 73 application to vary condition 2 of planning permission 20/2008/FUL in respect of approved plans.	The Old Nursery Maes MawrWelshpoolSY22 6YF
	Approve	12/12/2022	22/2118/DIS	Discharge of Condition	30/01/2023	Discharge of condition 5 of planning permission P/2015/0591 (cross sections)	Site Adjacent To ClolynPantMeifodPowys SY22 6XZ
Mochdre Community	Approve	05/07/2022	22/1107/DIS	Discharge of Condition	06/02/2023	Application to discharge condition 5, 14, 18 and 19 of planning approval P/2016/0796	Land To The South Of A489West Of Mochdre BrookNewtownPowysSY 16 4HZ
Nantmel Community	Approve	06/01/2023	22/2163/HH	Householder	09/02/2023	Extension to domestic curtilage	Hendre Fach Old Farmhouse RhayaderLD6 5PB
	Consent	02/02/2022	22/0168/FUL	Full Application	03/02/2023	Proposed Holiday Accommodation, installation of treatment plant and associated works	Development At Land Off Garth LaneNantmelLlandrindod WellsPowys

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Newtown And Llanllwchaiarn Community	Approve	01/06/2022	22/0870/FUL	Full Application	08/02/2023	Change of use and conversion of offices to create 5 residential units, to include the installation of an external staircases and walk way, the demolition of a lean to, internal and external alterations and all associated works	31 Market Street, Extending Over 30 Market Street And The Building To The Rear Of No 31 Newtown Powys SY16 2PG
	Approve	01/06/2022	22/0871/LBC	Listed Building Consent	08/02/2023	Internal and external alterations to the building to facilitate its conversion to 5 residential units, to include the erection of an external staircases and walk way, and the demolition of a lean-to building	31 Market Street, Extending Over 30 Market Street And The Building To The Rear Of No 31 Newtown Powys SY16 2PG

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Newtown And Llanllwchaiarn Community	Approve	05/08/2022	22/1339/LBC	Listed Building Consent	10/02/2023	Removal of external signage, and ATM, internal counters and furniture. Existing window glazing to be replaced with new and infill existing aperture by stonework to match existing	Barclays BankThe Cross, Cross Buildings Broad StreetNewtownSY16 2AJ
	Approve	09/08/2022	22/1338/FUL	Full Application	10/02/2023	Removal of external signage, external and ATM. Existing window glazing to be replaced with new and infill existing aperture by stonework to match existing	Barclays BankThe Cross, Cross Buildings Broad StreetNewtownSY16 2AJ
	Approve	16/12/2022	22/2154/DIS	Discharge of Condition	09/02/2023	Discharge of condition 2 of listed building consent 22/1380/LBC in relation to window details	27 Llanllwchaiarn RoadNewtownPowysSY16 2JN

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Presteigne Community	Approve	22/10/2021	21/1911/LBC	Listed Building Consent	08/02/2023	Listed building consent to renovate existing domestic accommodation including re-siting stairs ; to provide a new external door opening ; to replace an existing rooflight and add 2 additional rooflights ; to enlarge proposed storage shed	Corner House High StreetPresteigneLD8 2BE
	Approve	03/11/2022	22/1871/HH	Householder	02/02/2023	Proposed demolition of existing outbuilding and replacement with an ancillary domestic building.	Westering Stonewall HillPresteigneLD8 2HB
Tawe-Uchaf Community	Consent	01/08/2022	22/1279/DIS	Discharge of Condition	30/01/2023	Application to discharge condition 7 for planning permission 21/0559/OUT in respect of a phasing plan	Land At And Surrounding Nant Helen Open Cast Coal Site, Powys And Onllwyn Distribution Centre,Neath Port TalbotPowys

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Tawe-Uchaf Community	Consent	01/08/2022	22/1282/NMA	Non-Material Amendment	30/01/2023	Non-material amendment for planning permission 21/0559/OUT in respect of rewording of conditions 1,10,21,22,23,26,36,45,46,49,50	Land At And Surrounding Nant Helen Open Cast Coal Site, Powys And Onllwyn Distribution Centre, Neath Port Talbot Powys
Trefeglwys Community	Approve	07/12/2022	22/1945/FUL	Full Application	09/02/2023	Erection of Steel Portal Framed Agricultural Building for the storage of manure, together with all other associated works	Glan Gwden Trefeglwys Caersws SY17 5PX
	Approve	27/01/2023	23/0104/DIS	Discharge of Condition	09/02/2023	Application to discharge conditions 4 and 12 attached to planning permission 21/1740/FUL in relation to lighting and landscaping plan	Rhyd Y Carw Mill Trefeglwys Caersws SY17 5PU

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Trewern Community	Permitted Development	09/09/2022	22/1573/CLP	Certificate of Lawfulness - Proposed	30/01/2023	Section 192 application for a Lawful Development Certificate for the proposed use of dwelling for non-institutional care for up to two young people in the long-term care of the Local Authority	20 Pentre GwynTrewernWelshpoolPowysSY21 8DY
Unknown	Approve	13/12/2022	22/1999/FUL	Full Application	03/02/2023	Replacement of x1 existing CCTV pole and installation of x1 new CCTV pole.	Lake Vyrnwy Dam LlanwddynOswestrySY10 0LR
	Refused	11/02/2021	21/0240/REM	Removal or Variation of Condition	01/02/2023	Section 73 application to vary conditions 23 and 24 of planning approval P/2017/0010	Land Adjoining The FronMiddletown WelshpoolPowysSY21 8EN
Welshpool Community	Approve	28/07/2021	21/1384/FUL	Full Application	07/02/2023	Erection of a log cabin for holiday use, installation of a treatment plant and alterations to existing access	Land At Haulfryn Llwynderw Belan WelshpoolPowys SY21 8SF

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Welshpool Community	Approve	04/04/2022	22/0553/FUL	Full Application	09/02/2023	Change of use of first and second floors from a bank to 4 no. apartments, and retention of existing A2 ground-floor unit. Removal of internal walls and fittings	23 Broad StreetWelshpoolSY21 7RN
	Approve	04/04/2022	22/0554/LBC	Listed Building Consent	09/02/2023	Change of use of first and second floors from a bank to 4 no. apartments, and retention of existing A2 ground-floor unit. Removal of internal walls and fittings	23 Broad StreetWelshpoolSY21 7RN
	Approve	20/10/2022	22/1790/HH	Householder	01/02/2023	Erection of Extensions, detached garage, internal alterations and formation of an access track and use of agricultural access	Plas Newydd Windmill LaneTrelydanWelshpool SY21 9HZ

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Welshpool Community	Approve	17/01/2023	22/2094/FUL	Full Application	13/02/2023	Installation of 4 x A1 pole mounted visitor interpretation boards	Land At Montgomery Canal Board 1 - Llanymynech, Board 2 - Belan Lock, Board 3 - Red House, Board 4 - Dolforwyn, Powys
	Consent	06/07/2022	22/1138/LBC	Listed Building Consent	03/02/2023	Listed Building Consent for various external and internal alterations to Lime Kiln Cottage, to facilitate its proposed change of use from a C3 dwelling house to an A3 unit, to include single-storey extension and all associated works	Land At Lime Kiln Cottage Rhallt Lane Buttington Welshpool

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Welshpool Community	Consent Section 106	06/07/2022	22/1137/FUL	Full Application	03/02/2023	Development of coffee shop with drive thru lane, refreshment pod with drive thru lane and hotel, partial demolition/partial retention of Limekiln Cottage, and associated highway works, car parking and landscaping (resubmission of 21/2136/FUL)	Land At Lime Kiln Cottage Buttington Cross Welshpool
Yscir Community	Approve	12/01/2022	22/0046/RES	Reserved Matters	02/02/2023	Reserved matters application in respect of outline planning consent 18/0409/OUT for the erection of an agricultural worker's dwelling (seeking approval for all matters)	Plot Opposite Tynewydd Farm Battle Brecon Powys LD3 9RW

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Ystradgynlais Community	Approve	07/11/2022	22/1814/DIS	Discharge of Condition	06/02/2023	Discharge of condition 3 (Stage 1 and 2 Road Safety Audit and Detailed Engineering Drawings), condition 17 (External Elevation Materials) and condition 18 (Planting Plan) relating to the reserved matters application 19/2035/RES	Land At Former Cynlais School Playing FieldsYstradgynlais SwanseaPowys
	Approve	15/11/2022	22/1802/DIS	Discharge of Condition	06/02/2023	Application to discharge condition 17 attached to permission 18/0663/OUT, in relation to external lighting	Penrhos County Primary School Brecon RoadYstradgynlais SwanseaSA9 1PX
	Approve	13/01/2023	22/2148/NMA	Non-Material Amendment	27/01/2023	Application for a non-material amendment in relation to planning permission P/2018/0373 with regards to doors on property 4	Land At 89 Gorof RoadLower CwmtwrchSwanseaSA9 1DS

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Ystradgynlais Community	Approve	24/01/2023	23/0101/DIS	Discharge of Condition	08/02/2023	Discharge of conditions 3 and 4 of planning approval 22/1048/HH in relation to public sewer location and biodiversity enhancement plan.	86 Heol TaweAbercraveSwansea SA9 1XS
	Consent	11/11/2022	22/1880/HH	Householder	27/01/2023	Alterations and extension to existing dwelling	15 College RowYstradgynlaisSA9 1BJ
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## CYNGOR SIR POWYS COUNTY COUNCIL.

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

22<sup>nd</sup> February 2023

**REPORT AUTHOR:** Professional Lead - Planning

**REPORT TITLE:** Development Management Performance – Quarter 3  
(Oct – Dec 2022)

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**REPORT FOR:** Information

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#### 1. Purpose

- 1.1 To provide the Committee with a quarterly update on the workload and performance of Development Management (planning applications and planning enforcement).

#### 2. Workload and Performance

- 2.1 This report details the performance for Quarter 3 - October and December 2022 and utilises the statistical information and headline performance indicators that are reported to Welsh Government every quarter.

#### 2.2 Total number of applications received and determined in quarter (all types of application):

	Received	Granted Permission	Refused Permission	Total Determined
Total Q3	341	242	15	322

#### 2.3 Number of planning applications (all types) received, carried forward, withdrawn, transferred and determined during the quarter

	Number
Carried forward from previous quarter	634
Received during the quarter	341
Determined during the quarter	322
Withdrawn by applicant during the quarter	32
Authority has declined to determine (i.e transferred)	0
Carried forward to the next quarter for determination	621

*Commentary:* At the start of Q3 in October 2022, there were 634 applications (all types) pending determination and by the end of the quarter this had reduced to 621. This compares to a total of 672 applications at the start of Q1 in April 2022.

#### 2.4 Average time taken to determine planning applications:

	Days
Average time to determine major applications Q3	461.0
Average time to determine all applications Q3	118.0

*Commentary:* A total of 9 major applications were determined within the quarter and determination periods ranged from 100 days to just over 1000 days which related to an approved reserved matters application for a housing development in Built Wells which had been impacted by the nutrient (phosphate) restrictions affecting the River Wye SAC catchment. Also included in this was the decision by the Minister for Climate Change for the called-in application relating to the construction of a crematorium.

The average time to determine all applications – which includes the major applications - sits just outside Welsh Government's fair category (between 67-112 days), although 233 (out of a total 322) applications were determined in 112 days or less.

#### 2.5 Percentage of all applications determined within time periods required:

Percentage of all applications determined within time periods required	92.83%
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*Commentary:* This performance sits within Welsh Government's good (highest) category which is set at 80% and includes any time extensions agreed by the applicant in order to allow the applicant the opportunity to remedy the application.

#### 2.6 Percentage of "major" applications determined within time periods required:

Percentage of major applications determined within time periods required	88.9%
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*Commentary:* This performance sits within Welsh Government's good (highest) category which is set at 60% and includes any time extensions agreed by the applicant order to the allow the applicant the opportunity to remedy the application.

#### 2.7 Percentage of appeals dismissed:

Percentage of appeals dismissed	67%
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*Commentary:* This performance sits within Welsh Government's good (highest) category which is set at 66%. During the quarter, 2 out of 3 planning appeals were dismissed by Planning and Environment Decision Wales.

## 2.7 Enforcement cases investigated and positive action taken

	Number
Number of cases investigated in 84 days or less	32
Number of cases investigated in more than 84 days	10
Total number of enforcement cases investigated	42
Average time taken to investigate enforcement cases, in days	135.0

### 3. Recommendation:

To receive and note the workload and performance data for development management for the quarter 3 (Oct – Dec) reporting period for 2022-23.

Contact Officer: Peter Morris

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