

# Public Document Pack



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## PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE Thursday, 6th April, 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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### S U P P L E M E N T A R Y P A C K

1.	<b>MINUTES OF THE PREVIOUS MEETING</b>	2
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To authorise the Chair to sign the minutes of the previous meeting of the Committee held on 16 March 2023 as a correct record.

(Pages 1 - 8)

#### 1.1. **Updates**

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

(Pages 9 - 16)

2.	<b>DECISIONS OF THE HEAD OF PROPERTY, PLANNING AND PUBLIC PROTECTION ON DELEGATED APPLICATIONS</b>	5
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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.

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## MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT HYBRID MEETING - ZOOM - COUNTY HALL ON THURSDAY, 16 MARCH 2023

### PRESENT

County Councillor K Lewis (Chair)

County Councillors G D Jones, T Colbert, A Davies, D Edwards, L George, H Hulme, P James, A Jones, G E Jones, C Kenyon-Wade, I McIntosh, G Morgan, G Pugh, E Roderick, R G Thomas, E Vaughan, J Wilkinson and D H Williams

#### 1. APOLOGIES

There were no apologies for absence.

#### 2. MINUTES OF THE PREVIOUS MEETING

The Chair was authorised to sign as a correct record the minutes of the meeting held on 22 February 2023.

### Rights of Way

#### 3. DECLARATIONS OF INTEREST

Councillor A Davies advised that two locations referred to in the Powys Local Access Forum's annual report are in her ward.

#### 4. POWYS LOCAL ACCESS FORUM - ANNUAL REPORT 2021-2022

The Chair welcomed Mr Graham Taylor Chair, Powys Local Access Forum [LAF], Councillor Gareth E Jones, the Council's representative on the Forum and Sian Barnes, Professional Lead - Countryside Access & Recreation.

Mr Taylor thanked the Committee for writing to the Minister regarding the funds available to consider public path orders and the need to reduce the bureaucracy associated with these and he noted the response. He thanked the Countryside Access & Recreation Team for their work, which was undertaken with limited resources.

He advised that since his last presentation to the Committee in 2021 the number of outstanding public reports regarding problems with rights of way was now over 10000. The poor state of footpaths negatively impacted on some of the Council's key priorities:

- improving people's physical and mental health of residents and increasing equality - the state of the network impedes people's access.
- stimulate the visitor economy - many visitors to the area were being put off visiting again as only one third of the routes were accessible.
- improving biodiversity - the lack of obvious paths on the ground means people will find a way and may inadvertently damage valuable areas, such as bogs and nesting sites in open areas.

County Councillor K Lewis arrived.

The LAF considered a range of things could be done to transform access to rights of way including such things as:

- Other Cabinet members looking at their Portfolios to see what they can do to help improve the situation, such as those who have responsibility for land or property could undertake an audit to see where rights of ways exist and that they ensure they are meeting their responsibilities of keeping these rights of way accessible.
- The Committee should ask questions regarding rights of ways when considering planning applications.
- Windfarm applications refer to community benefits and these funds could be used for improving rights of ways.
- Review the existing references to rights of way in the current Local Development Plan [LDP] to see if they have resulted in the desired effects and include new rights of way provisions in the replacement LDP.
- A transformation programme for ROW was needed.
- Effective enforcement action was required where landowners were blocking rights of ways.
- Utilising the Shared Prosperity Fund to increase signage and waymarks.
- Revising the criteria used when determining the priority given to reports of problems with rights of way.
- Making use of apprentices.

In response to questions Mr Taylor advised that volunteers could be involved in a range of work. The Professional Lead - Countryside Access & Recreation advised that volunteers would be assisting with the updating of information on the database about the work of volunteers in the field. However, there were confidentiality issues regarding using them to support other work such as helping with Definitive Map Orders [DMOs].

County Councillor E Roderick arrived.

Councillor Gareth E Jones the Council's representative on the Forum congratulated the small Team for their work. He considered that the number of problems on the footpath network was significantly underreported, the use of the Shared Prosperity Funding for improving signposting needs to be expanded and the Council should work with the National Farmers Union [NFU] and National Farmers Union Wales [NFUW] to communicate to farmers about their responsibilities to maintain rights of way and ensure they are accessible. If the Council was not meeting its statutory duties in other service areas inspectors would be involved and so the Council needs to review this area of its responsibilities and review its budgetary commitments for 2024 onwards.

In response to questions about how town and community councils can be involved in the work, Mr Taylor advised that the Open Spaces Society had published a guide on what they can and cannot do in respect of issues. Town and community councils could use their networks to encourage landowners to improve the network. The Committee noted that discussions were taking place regarding the sponsorship of signs by local companies which could contribute to the improvement of signage.

In his final remarks to the Committee, Mr Taylor quoted the following extract from Welsh Government Guidance which says that local authorities:

“Should ensure that sufficient resources are devoted to meeting their statutory duties with regard to the protection and recording of public rights of way and that the rights of way network is in a fit condition for those wish to use it”.

Mr Taylor was thanked for attending the meeting.

## 5. COUNTRYSIDE ACCESS AND RIGHTS OF WAY WORK

The Committee noted the correspondence between the Committee Chair, on behalf of the Committee and the Frist Minister, Rural Affairs and North Wales and Trefnydd.

### Planning

## 6. DECLARATIONS OF INTEREST

- (a) There were no declarations of interest.
- (b) The Committee noted that no Member requested that a record be made of their membership of a Community Council where discussion had taken place of matters for the consideration of this Committee.
- (c) The Committee noted that no Member (who is a member of the Committee) would be acting as ‘local representative’ in respect of any application on the agenda.
- (d) The Committee noted that 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.

## 7. PLANNING APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE

The Committee considered the report of the Head of Property, Planning and Public Protection (copies filed with the signed minutes).

### 7.1 Updates

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

### 7.2 22/1033/FUL Former Motorworld Site, Gas Street, Newtown SY16 2AB

**Grid Ref:** E: 310979 N: 291595

**Valid Date:** 14/07/22

**Community Council:** Newtown and Llanllwchaiarn Community Council

**Applicant:** Mr N Bryant

**Location:** Former Motorworld Site, Gas Street, Newtown, SY16 2AB

**Proposal:** Demolition of existing building, erection of a building containing a ground floor retail space and 6 flats above, to include with associated auxiliary spaces and all associated works

**Application Type:** Full application

Mrs T Davies spoke against the application.  
Mr G Jones spoke as the Agent.

The Committee noted that this site was a prime brownfield site for development and that it was within the conservation area. The design and impact of the building on the surrounding area was of importance and it was noted that extensive work had been undertaken by the Built Heritage Officer to ensure that a suitable building was forthcoming. However, the Committee noted that the Built Heritage Officer had advised that insufficient regard had been paid of his advice and therefore he recommended refusal. In response to a question the Built Heritage Officer advised that the ridge height elevation on the street was 6m and the proposed height was 13m.

Questions were asked about car parking and the Highways Officer advised that as this was a town centre development, where there was public parking, that on balance no designated parking was required. In response to a question the Built Heritage Officer advised that if the parapet was removed from the design the development would, in principle, be more acceptable. In light of this, it was moved and duly seconded to defer the application to enable the agent and developer to consider the Built Heritage Officer's advice. This was put to the vote and lost.

It was moved and duly seconded to refuse the application as recommended by the officer.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
that the application be refused.	<p><b>1. The development would harm the settings of the listed buildings known as The Bank Antiques (Cadw ID: 8104), Bank Place (Cadw ID: 8102) and Bank Place (Cadw ID: 8103). Therefore, the development would fail to have special regard to the desirability of preserving the listed buildings or their settings under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. In addition, the development would</b></p>

**be contrary to Policy SP7 of the Powys Local Development Plan (2011-2026), Powys Local Development Plan (2011-2026) Supplementary Planning Guidance Historic Environment Including Historic Environment Record (Adopted July 2021), Technical Advice Note (TAN) 24: The Historic Environment (2017) and Planning Policy Wales (Edition 11, 2021).**

**2. The development would fail to preserve the appearance of the Newtown Conservation Area under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The development would be contrary to Policies SP7 and DM13 of the Powys Local Development Plan (2011-2026), Powys Local Development Plan (2011-2026) Supplementary Planning Guidance Conservation Areas Adopted January 2020, Technical Advice Note (TAN) 24: The Historic Environment (2017) and Planning Policy Wales (Edition 11, 2021).**

**3. The development has not been designed to complement or enhance the character of the surrounding area in terms of appearance, integration, scale, height, massing, and design detailing. Therefore, the development is contrary to Policy DM13 of the Powys Local Development Plan (2011-2026), Powys Local Development Plan (2011-2026) Supplementary Planning Guidance Residential Design (Adopted January 2020), Technical Advice Note (TAN) 12: Design (2016) and Planning Policy Wales (Edition 11, 2021).**

County Councillors T Colbert and E Roderick left the meeting.

7.3 22/1342/FUL Fir View Tan y Fridd Caravan Park, Llangyniew, Welshpool, SY21 0LT

**Grid Ref:** E: 311619 N: 310318

**Valid Date:** 19/08/22

**Community Council:** Llangyniew Community Council

**Applicant:** Sheehan

**Location:** Fir View, Tan y Fridd Caravan Park, Llangyniew, Welshpool, SY21 0LT

**Proposal:** Change of use of land to static caravan park, including the installation of 20 static caravans, creation of internal road layout and landscaping

**Application Type:** Full application

Mr G Watkins spoke on behalf of Llangyniew Community Council.  
Mr N Jones spoke against the application.  
Mr G Jones spoke as the Agent.

In response to comments made about the compliance to the conditions in respect of the previous planning permission, the Principal Planning Officer advised that if there were issues, these should be reported and investigated and if appropriate enforcement action would be taken.

In respect of the proposed evacuation route the Principal Planning Officer advised the route was not in the ownership of the applicant but the latter had served notice and followed correct procedures. He advised that the owner of the evacuation route had not raised any objections. The Committee noted this but raised concerns that if the landowner was undertaking tree felling operations, the evacuation route could be blocked and the developer has no control over such events.

Comment was made about the cumulative and visual landscape impact of adding more caravans to the site. The Professional Lead Planning advised member that if they were minded to go against the officer's recommendation and consider refusing the application, they would need to articulate sound planning reasons for doing so. If they were minded to do this, an alternative was to use a "cooling off" period to consider reasons for refusal and bring this back to the next meeting. He advised that where a developer may not be complying with planning conditions in respect of a previous application, this could not be used as a reason for refusing the current application. The Solicitor advised that if reasons for refusal are weak and unreasonable this would expose the Authority to the risks of cost if the case was lost at appeal.

In response to questions regarding the volume of traffic for the proposed development the Highways Officer advised that there was capacity on the roads for the increase in traffic and the access was acceptable. As a result there were no highways grounds for refusing the application.



The following reasons for refusal were suggested: the cumulative landscape impact of more caravans was detrimental to the landscape and surrounding area and that as the evacuation route was not in the ownership of the developer it could not be operational under all circumstances in accordance with TAN15. The Principal Planning Officer advised that this could be considered as an infill site surrounded by existing caravans and a landscaping plan was included in the conditions.

It was moved and duly seconded to refuse the application contrary to officer’s recommendation and to delegate the wording of the refusal to the Professional Lead Planning in consultation with the Chair and Vice Chair.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<p><b>that the application be refused contrary to the officer’s recommendation with the final wording of the reasons for refusal delegated to the Professional Lead – Planning in consultation with the Chair and Vice-Chair of the Committee</b></p>	<ol style="list-style-type: none"> <li><b>1. The proposed development fails to demonstrate that in a flooding event the development will be served by an escape / evacuation route which is operational and accessible at all times. In light of this it is therefore considered the proposed development is contrary to Planning Policy Wales, Technical Advice Note 15 and Policy DM5 of the Powys Local Development Plan.</b></li> <li><b>2. The proposed development is considered to have a detrimental impact, individually and cumulatively, on the valued characteristics and qualities of the Powys landscape and is therefore considered contrary to Policies DM4, DM13 and TD1 of the Powys Local Development Plan, the Landscape Supplementary Planning Guidance and Planning Policy Wales.</b></li> </ol>

<b>8.</b>	<b>DECISIONS OF THE HEAD OF PROPERTY, PLANNING AND PUBLIC PROTECTION ON DELEGATED APPLICATIONS</b>
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The Committee received for information a list of decisions made by the Head of Property, Planning and Public Protection during the period between 14 February 2023 and 8 March 2023.

**9. APPEAL DECISION**

The Committee received a copy of the Planning and Environment Decisions Wales letters regarding appeals in respect of the following applications:

- Applications 21/1374/HH and 21/1375/CAC - 58 Mill Road, Knighton LD7 1RT. The Committee noted that the Inspector had upheld the appeals.
- Application 21/2258/FUL - The Rhos Farm, Kinnerton, Presteigne, Powys, LD8 2PD. The Committee noted that the Inspector had dismissed the appeal.

The Chair noted that the Committee had received an email from a member of the public regarding policy TD1 tourism development. The Professional Lead Planning advised that a policy should be read in full, to understand the context, rather than considering just extracts. In addition, a policy should also be considered in context with all policies in the plan. The wording of the policy will be reviewed during the development of the Replacement Local Development Plan.

**County Councillor K Lewis (Chair)**

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

**Application Number:** 22/2038/FUL

**Grid Ref:** E: 321953  
N: 311564

**Community Council:** Guilsfield Community

**Valid Date:** 20.12.2022

**Applicant:** Mr P Harding

**Location:** Hardings Shed & Garden Supplies, Groesllwyd, Guilsfield, Welshpool, SY21 9BZ

**Proposal:** Demolition of bungalow and change of use of land from residential to A1 retail use together with erection of an extension to shop and formation of additional parking area

**Application Type:** Full Application

### UPDATE REPORT

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

### Consultee Responses

CADW

31<sup>st</sup> March 2023

The proposed development is located some 35m west of registered park and garden PGW(Po)38(POW) The Garth, a nineteenth century landscape park and the site of particularly ornate Gothic early nineteenth-century house and stables, a rare architectural commission by the garden designer and writer John Claudius Loudon. The house and stables were demolished in the 1950s and the historic park is now used for agriculture. It contains remnants of the ornamental grounds including a terrace and two lakes, which survive as depressions to the east and north-east of the house terrace. The park is roughly triangular and covers about 200 acres. It is enclosed on its three sides by roads. Significant views are from the house terrace eastwards.

The proposed development increases the massing of built development present at the site. However, it does not lie within the identified significant view from the registered park and garden and though likely to be visible from within it views will be limited to fields at the northwest corner. In these views the proposed development will be seen as part an existing complex of buildings where those immediately to the south are of equivalent scale, form. As such whilst there may be a very slight visual change in the view from the registered park and garden this will not have any effect on the way that it is experienced, understood, and appreciated. Consequently, the proposed development will have no

impact on the setting of registered park and garden PGW(Po)38(POW) The Garth. Cadw therefore has no objections.

### Principal Planning Constraints

Mineral Safeguarding Sandstone Cat 2  
 Mineral Safeguarding Sand\_Gravel Cat 2  
 Listed Building - Gates and Gate Piers at the former E entrance to Garth  
 Registered Historic Park and Garden – The Garth

### 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 Development Plan 2021
TAN4	Retail and commercial development		National Policy
TAN5	Nature Conservation and Planning		National Policy
TAN12	Design		National Policy
TAN18	Transport		National Policy
TAN23	Economic Development		National Policy
DM2	The Natural Environment		Local Development Plan 2011-2026
DM4	Landscape		Local Development Plan 2011-2026
DM7	External Lighting		Local Development Plan 2011-2026
DM8	Mineral Safeguarding		Local Development Plan 2011-2026
SP4	Retail Growth		Local Development

		Plan 2011-2026
SP7	Safeguarding of Strategic Resources and Assets	Local Development Plan 2011-2026
DM8	Mineral Safeguarding	Local Development Plan 2011-2026
DM10	Contaminated and Unstable Land	Local Development Plan 2011-2026
DM13	Design and Resources	Local Development Plan 2011-2026
R4	New neighbourhood and village shops or services	Local Development Plan 2011-2026
E2	Employment Proposals on Non-Allocated Employment Sites	Local Development Plan 2011-2026
SPGBIO	Biodiversity and Geodiversity SPG (2018)	Local Development Plan 2011-2026
SPGLAN	Landscape 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**

#### Welsh Historic Park & Garden

The proposed development is located approximately 35m west of registered park and garden PGW(Po)38(POW) The Garth, a nineteenth century landscape park and the site of particularly ornate Gothic early nineteenth-century house and stables.

As such, CADW have been consulted on the application and confirm that the proposed development does not lie within the identified significant view from the registered park and garden and though likely to be visible from within it, views will be limited to fields at the northwest corner.

Cadw concluded that the proposed development will have not cause a significant harm to the setting of registered park and garden and therefore raised no objections.

The development is therefore considered acceptable in this location.

## **RECOMMENDATION – Conditional Consent**

In light of the above considerations, it is therefore considered that the proposed development does comply with relevant planning policy. 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 approved on the date of this consent: HDG02.1.3.05, HDG02.1.3.00, HDG02.1.3.03, HDG02.1.3.04 Rev B & HDG02.1.3.04 Rev B.
3. No external lighting shall be installed unless a detailed external lighting plan is submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall identify measures to avoid impacts on nocturnal wildlife in accordance with the Bat Conservation Trust and Institution of Lighting Professionals Guidance Note 08/18 Bats and artificial lighting in the UK Bats and the Built Environment series and shall be implemented as approved and maintained thereafter.
4. Prior to the first beneficial use of the building hereby approved, the biodiversity enhancement measures shown on plans 'HDG02.1.3.04 Rev B & HDG02.1.3.04 Rev B' shall be erected and maintained thereafter as long as the development remains in existence.
5. No development shall commence until a preliminary investigation and assessment of the nature and extent of contamination affecting the application site area has been submitted to and approved in writing by the local planning authority. This investigation and assessment must be carried out by or under the direction of a suitably qualified competent person, in accordance with current guidance and best practice, and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

- A desk study
- A site reconnaissance
- Formulation of an initial conceptual model
- A preliminary risk assessment

If the preliminary risk assessment identifies there are potentially unacceptable risks a detailed scope of works for an intrusive investigation, including details of the risk assessment methodologies, must be prepared by a suitably qualified competent person. The contents of the scheme and scope of works are subject to the approval in writing of the local planning authority.

6. No development shall take place until a site investigation of the nature and extent of contamination has been carried out, by a suitably qualified competent person, in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. A written report of the findings of the site investigation shall be made available to the local planning authority before any development begins. The written report should include an appraisal of remedial options and identification of the most appropriate remediation option(s) for each relevant pollutant linkage. The report is subject to the written approval of the local planning authority.
7. No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 and The Contaminated Land (Wales) Regulations 2006, as amended by The Contaminated Land (Wales) (Amendment) Regulations 2012, in relation to the intended use of the land after remediation. The detailed remediation scheme should not be submitted until written approval for Condition 6 has been received from the local planning authority.
8. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works. If during the course of development any contamination is found that has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures before the development is occupied.

Following completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority. *The verification report contents must be*

*agreed with the local planning authority before commencement of the remediation scheme.*

9. Prior to first beneficial use of the extension hereby approved, the additional parking bays shall be fully constructed in accordance with the approved plan (HDG02.1.3.03) and those parking spaces shall be retained for the duration of the development.
10. Prior to commencement of development a minimum of 10% of the approved car parking spaces shall have electric vehicle charging points details (scale and appearance) of the proposed electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. This provision shall be and shall be implemented as approved and retained and maintained thereafter for as long as the approved development 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 Policy DM2 of the Powys Local Development Plan (2018) in relation to the natural Environment and to meet the requirements of Planning Policy Wales (Edition 11, February 2021), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009) and Part 1 Section 6 of the Environment (Wales) Act 2016.
4. To comply with Policy DM2 of the Powys Local Development Plan (2018) in relation to the natural Environment and to meet the requirements of Planning Policy Wales (Edition 11, February 2021), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009) and Part 1 Section 6 of the Environment (Wales) Act 2016.
5. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with policy DM10 of the adopted Local Plan (2018)].
6. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other



offsite receptors [in accordance with policy DM10 of the adopted Local Plan (2018)].

7. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with policy DM10 of the adopted Local Plan (2018)].
8. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with policy DM10 of the adopted Local Plan (2018)].
9. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 (Part 10).
10. To comply with Policy 12 (Regional Connectivity) of Future Wales: The National Plan 2040.

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## Delegated List

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Abbey Cwm-Hir Community	Approve	30/12/2022	22/2208/HH	Householder	22/03/2023	Single storey side extension and two storey rear extension	Garden Cottage Abbey Cwm-HirLlandrindod WellsLD1 6PH
Aberhafesp Community	Permitted Development	02/03/2023	23/0320/AGR	Agricultural Notification	24/03/2023	Steel portal framed farm building over an existing concrete yard (covered yard)	Red House AberhafespNewtownSY 16 3HH
Abermule And Llandyssil Community	Approve	20/01/2023	23/0030/HH	Householder	14/03/2023	The installation of 16 solar panels to the rear of the roof, the installation of a vertical axis wind turbine to the chimney.	Gartheiniog 15 Dol LasAbermuleMontgomery SY15 6JT
	Permitted Development	08/03/2023	23/0264/AGR	Agricultural Notification	15/03/2023	Single storey steel portal framed building - to enlarge existing building range	Llwynmadoc Farm AbermuleMontgomerySY 15 6JW
Banwy Community	Approve	09/02/2023	23/0216/HH	Householder	16/03/2023	Proposed Carport & Workshop Building	Nant Bran Bach LlangadfanWelshpoolSY 21 0NW

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Banwy Community	Permitted Development	02/03/2023	23/0305/AGR	Agricultural Notification	15/03/2023	Proposed covered holding yard	Wern Farm FoelWelshpoolSY21 0NY
	Refused	04/01/2023	22/2127/FUL	Full Application	24/03/2023	Conversion of barn to a dwelling, formation of new access and roadway, stopping up of existing access, installation of sewage treatment plant and all associated works	Hafod BarnLangadfan WelshpoolPowys
Berriew Community	Approve	14/08/2017	P/2017/0933	Full application	30/03/2023	Full - Change of use from malt house to dwelling, construction of single storey extension and formation of parking area (Part Retrospective).	The MalthouseGarthmyl MontgomeryPowysSY15 6RS
	Approve	06/07/2022	22/1136/OUT	Outline planning	09/03/2023	Outline: Erection of a rural enterprise dwelling, detached garage and associated works (some matters reserved)	Land North Of Groes Y GarregBerriewWelshpool SY21 8AU

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Berriew Community	Approve	17/01/2023	23/0074/HH	Householder	16/03/2023	Demolition of existing outbuildings and erection of a new building for domestic use	Barnfields FronMontgomerySY15 6SB
	Refused	14/09/2021	21/1606/FUL	Full Application	31/03/2023	Erection of a 2 bed holiday let accommodation on the vacant garden/site of Wayside and all associated works	Land At WaysideGarthmyl MontgomeryPowysSY15 6RS
	Refused	28/11/2022	22/1972/FUL	Full Application	13/03/2023	Proposed Slurry Tower and associated works	The Ffridd BerriewWelshpoolSY21 8AT
Bettws Community	Approve	07/06/2022	22/0900/DIS	Discharge of Condition	21/03/2023	Discharge of conditions 9, 17, 18, 23 and 24 of planning permission 18/0805/FUL (highways, ecology, lighting and waste management)	Tyn Yr Wtra BrooksWelshpoolSY21 8QN

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Builth Wells Community	Approve	15/02/2023	23/0327/CLP	Certificate of Lawfulness - Proposed	14/03/2023	Section 192 application in relation to removal of roof slates on south facing elevation and installation of roof-integrated solar pv panels and associated electrical cabling	33 Castle Street Builth Wells Powys LD2 3BN
Cadfarch Community	Approve	06/01/2023	23/0021/REM	Removal or Variation of Condition	24/03/2023	Application under Section 73 to remove condition 7 attached to permission M97589, in relation to occupancy restrictions	The Stables Plas Dolguog Hotel Machynlleth Powys SY20 8UJ
	Planning Permission Required	15/03/2023	23/0272/AGR	Agricultural Notification	24/03/2023	Construction of a superstructure (steel portal frame with roof and wall sheeting) set over existing sub-structure (concrete walls) to provide weather protection over existing slurry pit	Croeslyn Aberhosan Machynlleth SY20 8SF

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Caersws Community	Approve	15/03/2023	23/0312/CLP	Certificate of Lawfulness - Proposed	15/03/2023	Section 192 application in relation to installation of ground source heating system by digging a 100 metre trench and installing a ground source heat pump in a shed with underfloor pipework for heating the shed (retrospective)	Maesmawr Arts Centre CaerswsSY17 5SB
Carno Community Council	Approve	19/01/2023	22/2162/FUL	Full Application	10/03/2023	Erection of steel portal frame building over existing solid manure store and associated works	Land At Parc Y Sarn CarnoCaerswsPowysSY 17 5JS
Castle Caereinion Community	Approve	04/01/2023	22/2086/FUL	Full Application	30/03/2023	Erection of agricultural storage building and all associated works (retrospective)	Oakfields CyfronyddWelshpoolSY 21 9ET
	Approve	15/02/2023	23/0334/TRE	Works to trees in Conservation Area	24/03/2023	Works to a group of Conifers, x1 Leylandii and x1 Yew tree within a conservation area.	St Garmon's Church Castle CaereinionWelshpool Powys

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Castle Caereinion Community	Approve	06/03/2023	23/0257/NMA	Non-Material Amendment	28/03/2023	Application for non-material amendments to planning permission 19/0626/RES (outline P/2016/0893) in relation to approved plans.	Land Adjacent To Tynllan Farm Castle Caereinion Welshpool Powys SY21 9AL
	Refused	23/11/2022	22/1935/FUL	Full Application	30/03/2023	Change of use for the conversion of a ground floor shop into 1 residential dwelling, together with single storey extension and associated works.	Post Office House Cwm Lane Castle Caereinion Welshpool SY21 9AL
Churchstoke Community	Approve	22/11/2022	22/1981/REM	Removal or Variation of Condition	13/03/2023	Section 73 application to vary condition 2 of planning permission M/1999/0540 in respect of approved plans.	Phase 3 And 4 Maes Chwarae Churchstoke Montgomery Powys SY15 6DN

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Churchstoke Community	Approve	05/01/2023	22/2147/DIS	Discharge of Condition	28/03/2023	Discharge of planning condition no. 3 (passing bays), no. 14 (External Lighting Scheme), no. 15 (Biodiversity Enhancement Plan) & no. 16 (Landscaping scheme) associated with planning application reference 21/0279/FUL	Land SE Of Great ArgoedChurchstoke MontgomeryPowysSY15 6TH
Cilmeri Community	Refused	08/02/2021	21/0127/REM	Removal or Variation of Condition	10/03/2023	Section 19 application to vary condition 2 of listed building consent 19/1062/LBC in relation to approved plans (amendment to flue pipe details)	Llwyn Gwyn GarthLlangammarch WellsLD4 4BD
Duhonw Community	Consent	22/08/2022	22/1292/CLP	Certificate of Lawfulness - Proposed	17/03/2023	Section 192 for the proposed use of land as a caravan site for 12 months of the year	Caer Beris Holiday Estate Nantyrarian RoadLlanynisBuilth WellsLD2 3HH
Dwyrw Community	Consent	22/06/2022	22/1050/DIS	Discharge of Condition	24/03/2023	Application to discharge conditions 5, 6 and 24 of planning consent P/2017/1265	Cefn BrynCefn CochWelshpoolPowysSY 21 0AE

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Felin-Fach Community	Approve	12/01/2023	23/0002/DIS	Discharge of Condition	31/03/2023	Application to discharge conditions 6, 7 and 8 in relation to planning application 21/1494/FUL	Golwg-y-mynyddTalachdduBrecon PowysLD3 OUG
Fornden With Leighton & Trelystan Com	Approve	18/11/2022	22/1959/CLE	Certificate of Lawfulness - Existing	21/03/2023	Section 191 application Certificate of lawfulness for an existing use namely use of land as a caravan site	Tavern Park Tavern ParkForndenWelshpoolSY 21 8FA
Page 31	Approve	10/02/2023	23/0244/DIS	Discharge of Condition	14/03/2023	Discharge of condition 11 of planning permission P/2017/0910 (SuDS Design Report)	Land Adjoining RosehillKingswood LaneForndenWelshpool Powys
	Approve	13/12/2022	22/2123/LBC	Listed Building Consent	24/03/2023	Renovation of roof over the historic kitchen	Maesllwch Castle GlasburyHerefordHR3 5LQ
Glasbury Community	Approve	08/03/2023	23/0388/DIS	Discharge of Condition	27/03/2023	Discharge of condition 4 of planning permission 21/0042/AGR (biodiversity enhancements)	Land Adj To Llowes CourtLlowesHereford PowysHR3 5JA

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Glasbury Community	Refused	21/12/2022	22/2181/REM	Removal or Variation of Condition	24/03/2023	Section 73 application for the variation of condition 2 of planning permission P/2016/0791 to extend the time period for submission of the reserved matters	Land At Park LodgeBoughroodBrecon Powys
Glascwm Community	Approve	09/03/2023	23/0353/NMA	Non-Material Amendment	24/03/2023	Application for non-material amendments to planning permission 21/0051/HH to allow for amended plans	Carreg Llwyd FranksbridgeLlandrindod WellsLD1 5SA
Guilsfield Community	Approve	10/02/2023	23/0240/DIS	Discharge of Condition	30/03/2023	Application to discharge condition 3 attached to permission 22/0952/LBC in relation to Schedule of Works	Broniarth Farm GuilsfieldWelshpoolSY21 9DT
Gwernyfed Community	Approve	18/11/2022	22/1961/FUL	Full Application	31/03/2023	Erection of floodlighting	Gwernyfed Sports Centre Three CocksBreconLD3 0SG
Honddu Isaf Community	Approve	13/09/2022	22/1458/FUL	Full Application	31/03/2023	Erection of steel framed building for kennels for breeding and training sheepdogs	Land Adjacent To Pant Y Corred GarthbrengyBreconLD3 9TG

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Kerry Community	Approve	26/01/2023	23/0140/HH	Householder	14/03/2023	Demolition of lean-to extension and the erection of a two-storey rear extension	15 The Village KerryNewtownSY16 4NR
Knighton Community	Approve	06/02/2023	22/1725/FUL	Full Application	13/03/2023	Installation of 1200kw ground mounted solar array and all associated works	Heartsease Farm, Bottling Plant And Premises KnightonLD7 1LU
	Approve	06/02/2023	23/0182/HH	Householder	27/03/2023	Replace existing conservatory with two storey side extension	Little Finches Knucklas RoadKnightonLD7 1UP
	Approve	09/02/2023	23/0126/HH	Householder	27/03/2023	Erection of an extension and replacement garage	9 Rockes MeadowKnightonLD7 1LE

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Llanbadarn Fynydd Community	Approve	03/02/2023	23/0187/FUL	Full Application	28/03/2023	5m tower extension to existing installation, relocation of 3 no. antennas and 2 no. dishes to top of extension; Installation of 6 no. antennas and 4 no. ground-based equipment cabinets; Installation of remote radio units, mast head amplifiers, GPS node and associated ancillary works	Tyn Y PantLlanannoLlandrindod WellsPowysLD1 6TT
Llanbister Community	Approve	08/12/2022	22/2015/FUL	Full Application	09/03/2023	Proposed Covered Muck Store Building and associated works	Great Cantal Llanbister RoadLlandrindod WellsLD1 6UD
Llanbrynmair Community	Permitted Development	01/03/2023	23/0345/AGR	Agricultural Notification	29/03/2023	Application for the erection of an agricultural building (covered yard) at Talerddig Farm	Talerddig Farm TalerddigLlanbrynmairSY 19 7AW

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Llanddew Community	Permitted Development	07/03/2023	23/0278/AGR	Agricultural Notification	09/03/2023	Agricultural Steel portal frame building for tractor and other machinery storage, and hay storage	The Meadows Hay Road Brecon LD3 9SW
Llandrindod Wells Community	Approve	29/07/2021	21/1343/FUL	Full Application	28/03/2023	Erection of 6 residential dwellings, new vehicular and pedestrian access and parking provision to cemetery, allotments and existing dwellings	The Gate Farm North Avenue Llandrindod Wells Powys LD1 6BY
	Approve	31/01/2023	23/0134/DIS	Discharge of Condition	16/03/2023	Application to discharge condition 17 attached to permission 21/1940/FUL in respect to highway design	Land East Of Ithon Road Llandrindod Wells Powys
	Consent	10/01/2023	22/2020/DIS	Discharge of Condition	28/03/2023	Discharge of conditions 3, 4 and 5 of planning application 21/1401/FUL in relation to conservation plan, biosecurity risk assessment, and visibility splay.	The Links Grosvenor Road Llandrindod Wells LD1 5NA

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Llandrindod Wells Community	Consent	03/02/2023	23/0189/FUL	Full Application	16/03/2023	Erection of a storage facility screened by a living wall and the provision of a fire exit ramp	County Hall Spa Road EastLlandrindod WellsLD1 5LG
Llandrinio And Arddleen Community	Approve	21/11/2022	22/1974/FUL	Full Application	24/03/2023	Formation of a Slurry Lagoon and associated works	Trederwen Hall Trederwen LaneArddleen LlanymynechSY22 6RZ
Llandysilio Community	Approve	28/11/2022	22/2012/RES	Reserved Matters	23/03/2023	Reserved matters application (access, appearance, landscaping, layout and scale) in respect of outline planning consent 18/0581/OUT for the erection of 24 affordable dwellings and associated works	Land Adjacent 'The Street'Llandysilio LlanymynechPowysSY22 6RB
Llanelwedd Community	Consent	27/01/2023	23/0106/FUL	Full Application	09/03/2023	Installation of roof mounted solar panels	Royal Welsh Showground LlanelweddBuilth WellsLD2 3NJ
Llanfair Caereinion Community	Approve	24/01/2023	23/0100/DIS	Discharge of Condition	28/03/2023	Discharge of condition no's 4,5,6,7 & 9 attached to planning approval 22/0423/FUL	Oakwood Valley Lodges Llanfair CaereinionWelshpoolSY 21 0DB

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Llanfair Caereinion Community	Approve	08/03/2023	23/0386/NMA	Non-Material Amendment	30/03/2023	Non material amendment to approval 21/0890/HH - (design amendment: construction of enclosed front porch instead of approved verandah and replace approved velux with dormer)	Murmur Y Coed Peartree LaneLlanfair CaereinionWelshpoolSY21 0BH
Llanfihangel Rhydithon Community	Approve	17/08/2022	22/1307/FUL	Full Application	31/03/2023	Erection of a temporary meteorological measurement mast and ancillary development	Land South Of Llanfihangel RhydithonDolau Llandrindod WellsPowys
Llanymach Community	Approve	13/01/2023	23/0053/HH	Householder	23/03/2023	Two-storey extension to rear elevation	2 The Groesford GroesforddBreconLD3 7SN
Llanfyllin Community	Refused	20/10/2022	22/1699/FUL	Full Application	21/03/2023	Installation of a free standing Monobloc Air Source Heat Pump (Retrospective)	30 Bridge StreetLlanfyllinSY22 5AU
Llangammarch Community	Planning Permission Required	01/03/2023	22/2083/AGR	Agricultural Notification	13/03/2023	Erection of two below ground slurry stores.	Gelli CrugiauCefn GorwyddLlangammarch WellsPowysLD4 4DP

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Llangors Community Council	Permitted Development	01/03/2023	23/0348/AGR	Agricultural Notification	29/03/2023	Proposed steel portal frame building (covered yard)	Ty Draw Farm Llan-Y-Wern Brecon LD3 7UW
Llangurig Community	Approve	06/02/2023	23/0288/ELE	Electricity Overhead Line	09/03/2023	Application made under Section 37 of the Electricity Act 1989: Overhead Lines (Exemption) (England and Wales) Regulation 2009 in relation to replacement of an existing overhead line to the south of the existing overhead line	Bron Felin Old Hall Llanidloes Powys SY18 6PW
Llangyniew Community	Approve	13/12/2022	22/2016/FUL	Full Application	27/03/2023	Change of use of land for the erection of four hobbit style homes for tourism, parking for 6 cars and installation of package treatment plant	Land At Pen Pentre Llangyniew Welshpool Powys SY21 0JT
	Approve	30/01/2023	22/2178/FUL	Full Application	10/03/2023	Site entrance improvements and all associated works	Mathrafal Meifod SY22 6HT

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Llangyniew Community	Refused	19/08/2022	22/1342/FUL	Full Application	27/03/2023	Change of use of land to static caravan park, including the installation of 20 static caravans, creation of internal road layout and landscaping	Fir View Tan Y Fridd Caravan Park LlangyniewWelshpoolSY21 0LT
Llangynog Community	Approve	29/12/2022	22/2199/DIS	Discharge of Condition	14/03/2023	Discharge of conditions 4,5,6,7,9,10,11 and 12 for planning approval 22/0765/FUL in relation to external colour palette, landscape general arrangement plan, cross-sections drawing, pollution prevention plan and reasonable avoidance method statement.	Henstent LlangynogOswestrySY10 0EP
	Approve	27/01/2023	23/0072/FUL	Full Application	24/03/2023	Alteration to layout of 4 approved static holiday caravans and relocation of new package sewage treatment plant (amendment to approval 22/0765/FUL)	The Henstent Caravan Park LlangynogOswestry PowysSY10 0EP

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Llanidloes Community	Approve	13/12/2022	22/2034/CAC	Conservation Area Consent	29/03/2023	Conservation area consent for demolition of outbuilding (garage/workshop)	1 Church PlaceLlanidloesPowysSY 18 6AN
	Approve	16/01/2023	23/0061/CAC	Conservation Area Consent	10/03/2023	Demolition of existing flat roof stores, garage and boundary wall	Old Post Office YardChurch StreetLlanidloesPowysSY 18 6EE
	Refused	12/12/2022	22/2033/FUL	Full Application	29/03/2023	Demolition of existing workshop/garage and erection of replacement building for domestic use, part garage /part greenhouse	Land Near 1 Church PlaceLlanidloesPowysSY 18 6AN
Llanidloes Without Community	Approve	22/09/2022	22/1018/FUL	Full Application	23/03/2023	Erection of 4 holiday cabins, installation of package treatment plant and all associated works	Valley View Retreat DolwenLlanidloesSY18 6LH

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Llansantffraid Community	Refused	07/03/2023	23/0369/NMA	Non-Material Amendment	20/03/2023	Application for non-material amendments to planning permission P/2017/0375 in respect of amended plans (changes to internal layout and redevelop redundant buildings instead of demolition)	The Barn, Ty IssaWinllan LaneLlansantffraid-ym-mechainPowysSY22 6TN
Llansilin Community	Approve	07/12/2022	22/2019/FUL	Full Application	21/03/2023	Erection of agricultural livestock building and all associated works	Land Opposite LledrodLlansilinOswestry PowysSY10 7PU
	Approve	11/01/2023	22/2191/HH	Householder	10/03/2023	Removal of existing detached garage and previous extensions prior to the development of new extensions and access and landscaping improvements.	Y Dafarn MoelfreOswestrySY10 7QN
	Permitted Development	17/02/2023	23/0280/CLP	Certificate of Lawfulness - Proposed	20/03/2023	Section 192 application for a certificate of lawfulness for a proposed use - replacement windows and doors	Tal ArddLlansilinOswestry PowysSY10 7PX

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Llanwddyn Community	Approve	09/01/2023	22/2090/FUL	Full Application	10/03/2023	Change of use of unit from A1 and A2 use (shop /financial and professional services) to a community hub	Vyrnwy Workshops, Unit 6 LlanwddynOswestrySY10 0LZ
Llanwrthwl Community	Consent	03/01/2023	22/2190/FUL	Full Application	10/03/2023	Installation of shared 20m communication mast, antennas, ground-based apparatus, and ancillary development including access track	Land At Elan Valley Trust Clawdd Valley RhayaderPowys
Llanwrtyd Wells Community	Permitted Development	24/02/2023	23/0231/AGR	Agricultural Notification	13/03/2023	Erection of unheated agricultural steel frame building	Rear Of Dolycoed Off Dolycoed Road Llanwrtyd WellsPowys
Machynlleth Community	Approve	07/12/2022	22/1992/LBC	Listed Building Consent	24/03/2023	Removal of existing access ramp, alterations and improvements to pedestrian access area and alterations to fenestrations	The Plas, Community Centre Heol Pentrerhedyn Machynlleth SY20 8ER

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Maescar Community	Consent	18/01/2023	23/0056/FUL	Full Application	14/03/2023	Creation of an agricultural track	Land To The North Of PentrefelinSennybridge LD3 8TT
Manafon Community	Approve	04/07/2022	22/1222/DIS	Discharge of Condition	27/03/2023	Application to discharge condition 17 attached to permission 18/1148/FUL relating to passing bays	Hill ViewNew MillsNewtownPowysSY 16 3NW
Meifod Community	Approve	25/01/2023	23/0138/CLE	Certificate of Lawfulness - Existing	10/03/2023	Section 191 application for lawful development certificate for the occupation of dwelling without compliance of condition 4 of permission M/2002/0857 (agricultural and forestry occupancy)	Cil Canol MeifodPowysSY22 6XZ
	Consent	01/09/2022	22/1415/FUL	Full Application	09/03/2023	Erection of covered silage store and all associated works	Lower Fawnog Fawnog LaneUpper SarnauLlanymynechSY 22 6QW
	Consent	01/09/2022	22/1416/FUL	Full Application	09/03/2023	Erection of covered silage store and all associated works	Lower Fawnog Fawnog LaneUpper SarnauLlanymynechSY 22 6QW

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Merthyr Cynog Community	Consent	03/02/2023	23/0186/FUL	Full Application	16/03/2023	Construction of steel-framed roof cover for muck store	Tyrhys Merthyr CynogBreconLD3 9SG
Montgomery Community	Approve	21/09/2022	22/1511/FUL	Full Application	16/03/2023	Replacement of cladding to roof and walls of existing workshop. Demolition of 15sq.m. of rear extension to existing workshop. Replacement of store room roof and raising by 700mm. Removal of paint from wall to store room. Installation of photovoltaic panels to roof of existing workshop.	Bunners Shop Arthur StreetMontgomerySY15 6RA

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Montgomery Community	Approve	21/09/2022	22/1512/LBC	Listed Building Consent	16/03/2023	Replacement of cladding to roof and walls of existing workshop, demolition of 15sq.m. of rear extension to existing workshop, replacement of store room roof and raising by 700mm, removal of paint from wall to store room and installation of photovoltaic panels to roof of existing workshop	Bunners Shop Arthur StreetMontgomerySY15 6RA
	Approve	09/02/2023	23/0299/TRE	Works to trees in Conservation Area	21/03/2023	Works to x2 Conifer trees within a conservation area.	The LionsLions BankMontgomeryPowys SY15 6PT
	Approve	07/03/2023	23/0371/DIS	Discharge of Condition	21/03/2023	Discharge of condition 4 of planning permission 22/1268/FUL (Biodiversity Enhancement Plan)	The Cottage Inn Forden RoadMontgomerySY15 6QT

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Montgomery Community	Split Decision	22/11/2022	22/1928/CLP	Certificate of Lawfulness - Proposed	15/03/2023	Certificate of lawfulness for a proposed use namely making good of existing concrete floor of lean to to create a patio area, replacement of enclosed porch	Caerhowel Farm CaerhowelMontgomery SY15 6HF
Nantmel Community	Planning Permission Required	22/02/2023	23/0303/AGR	Agricultural Notification	13/03/2023	Proposed agricultural building to house livestock.	CriafalRhayaderPowysLD 6 5PD
New Radnor Community	Approve	03/01/2023	22/2214/FUL	Full Application	27/03/2023	Change of use of public house lounge area to extend self catering holiday let together with internal works and alterations	Red Lion InnNew RadnorPresteignePowys LD8 2TN
Newtown And Llanllwchaiarn Community	Approve	08/09/2022	22/1430/LBC	Listed Building Consent	09/03/2023	Listed Building Consent for retention of internal works already carried out together with proposed various internal works	Penarth HouseLlanllwchaiarn NewtownPowysSY16 3AN

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Newtown And Llanllwchaiarn Community	Approve	25/11/2022	22/1908/ADV	Advertisement Consent	14/03/2023	Installation of internally illuminated fascia and projecting sign, and LED digital screen positioned internally behind glazed shop front	Straight Lines House, Powys Probation Service New Road Newtown SY16 1BD
	Approve	12/01/2023	22/2043/ADV	Advertisement Consent	10/03/2023	Proposal to install 3x Fascia and 4x Vinyls	Tesco Stores Ltd Pool Road Newtown Powys SY16 1DJ
	Approve	12/01/2023	22/2044/FUL	Full Application	10/03/2023	Proposal to Install Timpson Pod	Tesco Stores Ltd Pool Road Newtown Powys SY16 1DJ
	Approve	13/01/2023	23/0047/REM	Removal or Variation of Condition	22/03/2023	Application under section 73 to vary conditions 2 and 3 attached to permission 19/1448/OUT, to extend the time period for the submission of reserved matters and commencement of development	Land At Rock Farm Newtown Powys SY16 3BH
	Approve	25/01/2023	23/0130/FUL	Full Application	16/03/2023	Erection of an agricultural building (retrospective)	Cefn Vastre Kerry Newtown SY16 4DU

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Newtown And Llanllwchaiarn Community	Approve	25/01/2023	23/0131/FUL	Full Application	16/03/2023	Erection of a replacement agricultural building	Cefn Vastre KerryNewtownSY16 4DU
	Refused	14/07/2022	22/1033/FUL	Full Application	16/03/2023	Demolition of existing building, erection of a building containing a ground floor retail space and 6 flats above, to include with associated auxiliary spaces and all associated works	Former Motorworld Site Gas StreetNewtownSY16 2AB
	Refused	25/01/2023	23/0071/OUT	Outline planning	22/03/2023	Outline application for commercial use class B1/B8 units and all associated works (all matters reserved) (revised proposal)	Land Adj Pool RoadPool RoadNewtownPowys
Painscastle Community	Permitted Development	17/03/2023	23/0322/AGR	Agricultural Notification	24/03/2023	Proposed pole barn	Ty Llwyd PainscastleBuilth WellsLD2 3JN

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Painscastle Community	Refused	14/11/2022	22/1894/FUL	Full Application	21/03/2023	Change of land use from agricultural field to a low environmental impact glamping site comprising of 4 pods, parking and turning area and grey water receptacle	Land North Of Caryleen And Ty HeulogLlandeilo GrabanBuilth WellsPowysLD2 3SX
Presteigne Community	Approve	30/08/2022	22/1323/HH	Householder	14/03/2023	Erection of an extension	Fairview Stonewall HillPresteignePowysLD8 2HB
Rhayader Community	Approve	21/02/2023	23/0291/DIS	Discharge of Condition	29/03/2023	Application to discharge condition 6 attached to planning permission 22/0143/FUL in relation to engineering drawings	Agents House, Elan Estate Office Elan ValleyRhayaderLD6 5HP
Tawe-Uchaf Community	Approve	22/11/2021	21/1898/OUT	Outline planning	10/03/2023	Erection of two dwellings	Development Of Two Dwellings On Land Off Onllwyn RoadOnllwyn RoadCoelbrenNeath PowysSA10 9NS
Trallong Community	Refused	06/02/2023	23/0023/FUL	Full Application	17/03/2023	Change of use for the siting of a static caravan (permanent residence) on agricultural land.	Coedcaedu Llanfihangel-Nant-BranBreconLD3 9LU

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Trefeglwys Community	Approve	18/11/2022	22/1962/FUL	Full Application	15/03/2023	Erection of steel portal frame over existing solid manure store, together with all other associated works	Cefn Barach TrefeglwysCaerswsSY17 5QG
	Approve	18/11/2022	22/1963/FUL	Full Application	15/03/2023	Erection of steel portal frame over existing solid manure store and associated works	Cefn Barach TrefeglwysCaerswsSY17 5QG
	Approve	03/02/2023	23/0120/FUL	Full Application	17/03/2023	Erection of Steel Portal Frame over Existing Livestock Yard together with all other associated works	Cefn Barach TrefeglwysCaerswsSY17 5QG
	Refused	14/09/2022	22/1518/DIS	Discharge of Condition	15/03/2023	Discharge of planning condition no. 6 attached to planning approval 21/1544/FUL (Phase 2 contaminated land assessment)	Pant GaragePantygamallt StaylittleLlanbrynmair Powys
	Split Decision	25/08/2022	22/1119/DIS	Discharge of Condition	15/03/2023	Discharge of conditions 3 and 5 of 22/0163/FUL in relation to road widening details and passing place	Rhyddyfeity StaylittleLlanbrynmairSY 19 7BY

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Treflys Community	Approve	22/09/2021	21/1593/FUL	Full Application	24/03/2023	Application for 3 single bed and 1 two bed holiday retreats, associated parking spaces and landscaping and installation of package treatment plant	Trallwm Forest CottagesAbergwesyn Llanwrtyd WellsLD5 4TS
Tregynon Community	Approve	05/01/2023	23/0032/VAR	Discharge/Modification of S106	14/03/2023	Application to vary the section 106 agreement attached to permission M/2001/0930 in respect of occupancy restrictions	9 Cae MelynNewtownPowysSY 16 3EF
Trewern Community	Approve	21/11/2022	22/1925/FUL	Full Application	13/03/2023	Installation of a sewage treatment plant	Gate FarmCriggion LaneTrewernWelshpoolPowysSY 21 8EE
	Approve	02/02/2023	23/0017/HH	Householder	29/03/2023	Proposed Demolition of Glazed Rear Conservatory Wing, Erection of Rear Extensions, Porch Alterations and Garage Block	Trevone Heldre LaneTrewernWelshpoolSY21 8DU

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Welshpool Community	Approve	06/01/2023	23/0020/DIS	Discharge of Condition	16/03/2023	Discharge of conditions 3, 4 and 8 of listed building consent 22/0242/LBC (1:20 details of proposed new doors and detailed drawings of proposed new staircases)	The Pinewood Tavern Broad StreetWelshpoolSY21 7RZ
	Approve	23/01/2023	23/0170/CAC	Conservation Area Consent	27/03/2023	Demolition of existing single storey structure	9 - 10 Hall StreetWelshpoolPowys SY21 7RY
	Approve	08/02/2023	23/0129/DIS	Discharge of Condition	30/03/2023	Discharge of condition no. 6 attached to planning approval 20/1251/FUL (detailed engineering drawings for provision of 2 pedestrian crossing facilities)	Ysgol Gymraeg Y TrallwngHowell DriveWelshpoolPowysSY 21 7AT
Yscir Community	Consent	03/01/2023	22/2196/RES	Reserved Matters	09/03/2023	Reserved matters application in connection with Outline approval 19/1590/OUT for landscaping details	Land At 68 Degrees West Glamping CradocBreconLD3 9LP

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Yscir Community	Permitted Development	22/02/2023	23/0221/AGR	Agricultural Notification	14/03/2023	Implement and fodder store with use to house livestock.	Cwm Gwerngad AberyscirBreconPowys LD3 9NE
Ystradgynlais Community	Approve	09/02/2023	23/0215/DIS	Discharge of Condition	14/03/2023	Discharge of condition 21 of planning approval 21/1987/FUL in relation to landscaping plan.	Land At 21 Cwmpnil RoadLower CwmtwrchSwansea Powys
	Approve	14/02/2023	23/0258/NMA	Non-Material Amendment	14/03/2023	Non Material Amendment to planning approval 20/2098/HH (to remove flat roof and continue the wall up to eaves level)	Bryneglur School RoadAbercraveSwansea SA9 1XD
	Consent	27/10/2022	22/1821/RES	Reserved Matters	13/03/2023	Application for reserved matters for access, appearance, layout, landscaping, layout and scale following the approval of 20/1233/REM for the erection of a detached dwelling	Plot At Former Playground Glannant TerraceYstradgynlais Powys

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Ystradgynlais Community	Consent	12/12/2022	22/1854/FUL	Full Application	13/03/2023	The extension and alteration of an existing light commercial unit, to include new off-road parking provision.	Unit 8 Woodlands Business ParkYstradgynlaisSA9 1JW
	Consent	15/12/2022	22/2142/HH	Householder	09/03/2023	Proposed double storey side extension	1 Waun GyrlaisPen-RhosYstradgynlaisSA9 1RB
	Consent	30/01/2023	23/0153/HH	Householder	13/03/2023	Erection of an attached garage	The Larches 165 Brecon RoadYstradgynlais SwanseaSA9 1QL
<b>Application Total</b>		<b>125</b>					

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