

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, 19th July, 2023

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

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 - 4)

2.	DECISIONS OF THE HEAD OF PROPERTY, PLANNING AND PUBLIC PROTECTION ON DELEGATED APPLICATIONS	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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3.	DEVELOPMENT MANAGEMENT PERFORMANCE	7
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To consider the report.

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Planning, Taxi Licensing and Rights of Way Committee Report

Application Number: 23/0485/FUL

Grid Ref: E: 279167
N: 210917

Community Council: Ystradgynlais Community

Valid Date: 17.04.2023

Applicant: Powys County Council

Location: Land At Former Flats - Pen Y Bryn And Ael Y Bryn, Ystradgynlais, Powys, SA9 1JA,

Proposal: Demolition of four blocks of 24 flats and the erection of four blocks of 16 flats and all 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

Coal Authority
LDP Development Boundaries

Coal bearing strata at surface
Ystradgynlais Area/ Ardal Yst

Principal Planning Policies

Policy	Policy Description	Year	Local Plan
NATPLA	Future Wales - The National Plan 2040		National Development Plan 2021
PPW	Planning Policy Wales (Edition 11, February 2021)		National Policy
TAN5	Nature Conservation and Planning		National Policy
TAN6	Planning for Sustainable		National Policy

	Rural Communities	
TAN12	Design	National Policy
TAN15	Development and Flood Risk	National Policy
TAN18	Transport	National Policy
TAN20	Planning and the Welsh Language	National Policy
TAN21	Waste	National Policy
SP1	Housing Growth	Local Development Plan 2011-2026
SP3	Affordable Housing Target	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
DM5	Development and Flood Risk	Local Development Plan 2011-2026
DM6	Flood Prevention Measures and Land Drainage	Local Development Plan 2011-2026
H1	Housing Development Proposals	Local Development Plan 2011-2026
H3	Housing Delivery	Local Development Plan 2011-2026

H4	Housing Density	Local Development Plan 2011-2026
H5	Affordable Housing Contributions	Local Development Plan 2011-2026
T1	Travel, Traffic and Transport Infrastructure	Local Development Plan 2011-2026
SPGAH	Affordable Housing SPG (2018)	Local Development Plan 2011-2026
SPGBIO	Biodiversity and Geodiversity SPG (2018)	Local Development Plan 2011-2026
SPGRES	Residential Design Guide SPG (2020)	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

Consultee Responses

The following comments have been received by the Chair from the local member:

I apologise for my absence from this committee meeting as I am involved in other Council Business in my role as the Chair of a local school. As the Ward Councillor, however, I would wish to offer the following observations regarding Application 23/0485/FUL:

This application is the initial part of a long-term regeneration programme which aims to improve the quality of life for people living on the Ael y Bryn and Penybryn Council estate, in Ystradgynlais. The estate is the most deprived Lower Output Area in Powys and this development begins a regeneration process for a tired and inadequate 1970's housing estate which will eventually include mixed housing opportunities, green spaces, gardens and off-road residential parking. The estate needs to move on from its negative label and the proposed new energy efficient one-bedroom residences will provide high quality housing for a mix of older, younger and less able residents. This first phase development will have a positive impact and will demonstrate the Authority's intent to address the estate's imperfections. The current available accommodation is not fit for purpose for many reasons and the programme will begin

to address the negative image of the estate held by some less informed commentators.

It's an exciting development supported by residents, and I respectfully ask the committee to support the Officers recommendation for approval.

Case Officer: Catherine James, Senior Planning Officer
Tel: 01597 827228 E-mail: catherine.james1@powys.gov.uk



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Abbey Cwm-Hir Community	Approve	24/04/2023	23/0544/HH	Householder	03/07/2023	Erection of Replacement Carport	Garden Cottage Abbey Cwm-Hir Llandrindod Wells LD1 6PH
Aberedw Community	Approve	09/03/2023	23/0389/FUL	Full Application	28/06/2023	Erection of a general purpose agricultural storage building	Old Collection Centre Aberedw Builth Wells LD2 3UH
Aberhafesp Community	Approve	26/04/2023	23/0489/HH	Householder	06/07/2023	Installation of domestic heating oil tank and erection of timber log store (retrospective)	Aberhafesp Hall, East Wing Aberhafesp Newtown SY16 3HJ
Abermule And Llandyssil Community	Approve	15/05/2023	23/0741/HH	Householder	11/07/2023	Demolition of existing single storey sections to side and rear and erection of extensions in lieu	1 Parkside Abermule Montgomery SY15 6NJ
Berriew Community	Approve	09/03/2023	23/0297/FUL	Full Application	29/06/2023	Formation of a slurry lagoon	Land At Pied House Garthmyl Montgomery SY15 6SQ

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Berriew Community	Consent	29/11/2022	22/2026/LBC	Listed Building Consent	30/06/2023	Stripping of existing roof slates, replacement of rotten roof timbers to verandah canopy, and recovering with original roof slates (works have commenced)	Rhiewport Hall Berriew Welshpool Powys SY21 8BD
	Refused	19/12/2018	18/1118/FUL	Full Application	30/06/2023	Residential development of 4 dwellings, formation of vehicular access and associated works	Proposed Development Of 4 Houses Canal Wharf Berriew Powys
Builth Wells Community	Approve	10/05/2023	23/0772/TPO	Works to Trees subject to a TPO	28/06/2023	Works to tree subject to a Tree Preservation Order	Quarry View 25 Cae Castell Builth Wells Powys LD2 3BE
Caersws Community	Approve	13/03/2023	23/0409/FUL	Full Application	28/06/2023	Erection of an extension to dwelling and construction of double garage including extension of domestic curtilage & new highway access	Gate Farm Caersws SY17 5RE
	Approve	24/05/2023	23/0903/TRE	Works to trees in Conservation Area	05/07/2023	Works to Conifer trees within a conservation area	The Old School House Llanwnog Caersws Powys SY17 5JG

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Caersws Community	Split Decision	15/05/2023	23/0722/DIS	Discharge of Condition	10/07/2023	Discharge of conditions 5, 10, 13, 14 and 15 of outline planning permission P/2017/0368 (affordable housing, drainage, traffic regulation, tree and hedgerow protection and replacement plan and lighting design scheme)	Church House Farm Llanwnnog Caersws SY17 5JG
Castell Caereinion Community	Approve	27/04/2023	23/0674/FUL	Full Application	06/07/2023	Conversion of vacant chapel to form an extension of existing adjoining dwelling, erection of detached garage, installation of sewage treatment plant and all associated works (resubmission of 22/0611/FUL)	Maes Y Groes Chapel Cyfronydd Welshpool SY21 9EG
Dwyriw Community	Prior Approval Required	07/07/2023	23/0922/AGR	Full Application	06/07/2023	Erection of agricultural livestock building and all associated works.	Cefn Coch Welshpool SY21 0AP

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Forden With Leighton & Trelystan Com	Approve	11/05/2023	23/0592/FUL	Full Application	29/06/2023	Removal of solar thermal panels from garage, repair works to garage roof and installation of ground mounted PV solar panels	Westlawn Marton Welshpool SY21 8JL
	Permitted Development	12/06/2023	23/0870/AGR	Agricultural Notification	06/07/2023	Erection of covered holding yard and all associated works	The Gaer Forden Welshpool SY21 8NR
	Refused	27/04/2023	23/0669/FUL	Full Application	30/06/2023	Erection of agricultural livestock building to be used as calving pens and all associated works	The Gaer Forden Welshpool SY21 8NR
Glantwymyn Community	Approve	19/12/2022	22/2093/HH	Householder	12/07/2023	Erection of a porch, rear extension, installation of waste processing system, formation of car parking area and removal of the unauthorised boulder wall and decking	Peroryn Tal-y-wern Machynlleth Powys SY20 8NY

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Glantwymyn Community	Approve	12/05/2023	23/0635/FUL	Full Application	05/07/2023	Application to renovate village hall	Village Hall Cwmllinau Machynlleth Powys
Glasbury Community	Refused	18/12/2020	20/2020/RES	Reserved Matters	13/07/2023	Reserved matters application for erection of 8x dwellings in relation to outline permission P/2018.0106	Development Adj Rogerstone Glasbury Hereford Powys HR3 5NZ
Guilsfield Community	Refused	09/01/2023	22/2179/FUL	Full Application	29/06/2023	Conversion of an agricultural building to provide a dwelling, installation of a package treatment plant and all associated works	Llyswen Farm Llyswen Lane Burgedin Guilsfield Powys SY21 9DS
Gwernyfed Community	Approve	17/01/2020	20/0018/OUT	Outline planning	03/07/2023	Demolition of ancillary domestic sheds and erection of 2 dwellings	Linden Lea Felindre Brecon LD3 0ST
	Refused	05/05/2023	23/0676/CLP	Certificate of Lawfulness - Proposed	13/07/2023	Erection of three barns and a log drying building, together with associated hardstanding and vehicle access.	Old Gwernyfed Felindre Brecon LD3 0SU



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Honddu Isaf Community	Refused	30/05/2023	23/0824/NMA	Non-Material Amendment	26/06/2023	Non material amendment to planning permission 21/1459/FUL in respect to alter the development to include one larger holiday cabin rather than two holiday cabins	Dan Y Llan Garthbreny Brecon LD3 9TG
Kerry Community	Approve	14/06/2022	22/0891/HH	Householder	29/06/2023	Siting of an ancillary domestic shepherd's hut including extension to residential curtilage, upgrading of existing access and stopping up of access (retrospective)	Fronserch Sarn Newtown SY16 4EJ
Kerry Community	Approve	15/05/2023	23/0687/HH	Householder	06/07/2023	Extension to dwelling and residential curtilage	Oakwood Kerry Newtown Powys SY16 4PW
Knighton Community	Approve	16/03/2023	23/0431/FUL	Full Application	28/06/2023	Erection of a portal frame industrial store building	Mile Brook, Workshops Pitts Lane Knighton LD7 1LR

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Knighton Community	Refused	25/01/2023	22/2080/FUL	Full Application	26/06/2023	Proposed development of 2 x shepherd huts for holiday use, improvements to vehicular access and all associated works.	New House Farm Farrington Lane Knighton LD7 1LW
Llanbister Community	Approve	18/05/2023	23/0309/FUL	Full Application	10/07/2023	Change of use of part of building from village shop/business use to residential	Llanbister Village Stores Llanbister Llandrindod Wells LD1 6TN
Llanbryn-mair Community	Permitted Development	05/07/2023	23/0934/AGR	Agricultural Notification	12/07/2023	Erection of steel portal frame building	Gerddi Gleision Llanbryn-mair SY19 7DZ
Llanddew Community	Approve	27/04/2023	23/0504/HH	Householder	28/06/2023	Alterations and erection of a rear and side extension including demolition works (part retrospective)	Bishops Meadow House Hay Road Brecon LD3 9SW

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Llandrindod Wells Community	Approve	17/05/2023	23/0778/DIS	Discharge of Condition	05/07/2023	Discharge of condition 4,5,6 & 7 attached to planning approval 22/1771/FUL (contaminated land investigation assessment and remediation works scheme)	The Automobile Palace Temple Street Llandrindod Wells LD1 5HU
Llandrinio And Arddleen Community	Approve	24/02/2023	23/0317/FUL	Full Application	29/06/2023	Application for the erection of an agricultural covered yard building (Manure storage and livestock handling)	Trederwen Hall Trederwen Lane Arddleen Llanymynech SY22 6RZ
	Approve	16/03/2023	23/0381/HH	Householder	10/07/2023	External Wall Insulation with Rendered Finish, demolition of conservatory and replacement with single storey extension. Demolition of rear porch and replacement of windows.	Henfryn Llandrinio Llanymynech SY22 6SG

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Llandysilio Community	Approve	25/01/2022	21/2203/HH	Householder	13/07/2023	Erection of a fence (retrospective)	Hydris Leigh Four Crosses Llanymynech SY22 6RG
Llanelwedd Community	Approve	28/04/2023	23/0564/FUL	Full Application	04/07/2023	Proposed agricultural workers dwelling	Bwlchytrawspen Llanfaredd Builth Wells LD2 3TE
Llanfair Caereinion Community	Consent	01/10/2020	20/1576/RES	Reserved Matters	12/07/2023	Application for reserved matters following the approval of P/2017/0370 for the erection of 9 dwellings and all associated works	Land Adjoining Maes Gwyn Llanfair Caereinion Powys SY21 0BD
Llanfyllin Community	Approve	02/02/2023	23/0177/FUL	Full Application	29/06/2023	Proposed barn conversion, improvement to existing vehicular access and associated works	Barn At Garthgell Llanfyllin Powys SY22 5ET
	Closed	09/11/2022	22/1952/ELE	Electricity Overhead Line	30/06/2023	Section 37 process under Overhead Lines (Exemption) (England and wales) Regulations 2009 - to install electronic communications apparatus.	Land Near Pengorphwysfa Llanfyllin Powys SY22 5LD

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Llanfyllin Community	Permitted Development	12/06/2023	23/0896/AGR	Agricultural Notification	04/07/2023	Workshop and Store (revision to 23/0591/AGR)	Tyn Twll (Forestry) Nr Llanfyllin SY22 5HG
Llangamarch Community	Prior Approval Approved	27/04/2023	23/0606/AGR	Full Application	29/06/2023	Agricultural notification in relation to construction of agricultural bridge	Bryn Beili Cefn Gorwydd Llangamarch Powys LD4 4DP
Llangynllo Community	Approve	09/05/2023	23/0714/DIS	Discharge of Condition	03/07/2023	Application to discharge conditions 5, 6, 8, 9 and 10 from planning approval 22/0555/FUL	Vronladies Farm Heyope Knighton LD7 1RA
Llangurig Community	Approve	17/05/2023	23/0744/FUL	Full Application	11/07/2023	Proposed sheep handling building	Aberbidno Llangurig Llanidloes SY18 6RT

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Llangyniew Community	Approve	13/04/2023	23/0571/DIS	Discharge of Condition	06/07/2023	Discharge of conditions 5, 6, 7 and 8 of outline planning permission P/2016/1337 (Affordable Housing Pack, Great Crested Newt Method Statement, External Lighting Scheme, drainage provision drawings)	Land Adjacent Pant-y-ddafad Pont Robert Meifod Powys SY22 6JF
	Prior Approval Approved	27/05/2022	22/0742/AGR	Full Application	12/07/2023	Erection of an agricultural building together with formation of access track	Land At Pen Pentre Llangyniew Welshpool Powys SY21 0JT
Llanidloes Without Community	Permitted Development	04/07/2023	23/0775/AGR	Agricultural Notification	12/07/2023	Proposed Agricultural Building 27.4 x 13.7m (slurry pit)	Morfodion Llandinam SY18 6LU
Llanrhaeadr-Ym-Mochant Community	Approve	17/04/2023	23/0479/FUL	Full Application	26/06/2023	Formation of a slurry lagoon and associated works	Maes-Mochnant-Uchaf Brithdir Llanfyllin Powys SY10 0AF

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Llansantffraid Community	Consent	27/10/2022	22/1553/FUL	Full Application	10/07/2023	Conversion of stables into residential accommodation, installation of package treatment plant and all other associated works.	Foel Fach Llansantffraid-Ym-Mechain SY22 6TS
	Consent	04/04/2023	23/0333/LBC	Listed Building Consent	04/07/2023	Listed building consent for external works	Glanaber Winllan Road Llansantffraid-ym-mechain Powys SY22 6AH
Llanwddyn Community	Approve	11/05/2023	23/0742/DIS	Discharge of Condition	12/07/2023	Discharge of condition no 4 (Biodiversity Enhancement Plan) and condition no. 6 (Tree Protection Plan) attached to planning approval 22/0169/FUL	Radio Mast Lake Vyrnwy Nr Llanwddyn SY10 0LT
Llanwrthwl Community	Consent	17/01/2023	23/0038/HH	Householder	11/07/2023	Proposed two storey extension to the existing property to provide additional accommodation.	Prestdabuan Barn Newbridge-on-wye Llandrindod Wells Powys LD1 6ND
	Consent	17/01/2023	23/0039/LBC	Listed Building Consent	11/07/2023	Listed building consent for the proposed extension to the existing property.	Prestdabuan Barn Newbridge-on-wye Llandrindod Wells Powys LD1 6ND

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Llanwrtyd Wells Community	Consent	16/05/2023	23/0771/HH	Householder	10/07/2023	Erection of a sunroom (retrospective)	17 Tir Gorsaf Station Road Llanwrtyd Wells LD5 4RW
	Prior Approval Approved	24/04/2023	23/0602/AGR	Full Application	30/06/2023	Agricultural notification in relation to construction of agricultural bridge	Glanchedan Llanwrtyd Wells Powys LD5 4TD
Llywel Community	Permitted Development	09/05/2023	23/0717/AGR	Agricultural Notification	28/06/2023	Prior Notification for forestry development of new forest quarry for forest road maintenance and construction	Land At Halfway Forest Halfway Powys
Meifon Community	Approve	14/03/2023	23/0319/FUL	Full Application	10/07/2023	Erection of covered silage store and all associated works	Lower Fawnog Fawnog Lane Upper Sarnau Llanymynech SY22 6QW
Montgomery Community	Approve	02/06/2023	23/0936/DIS	Discharge of Condition	04/07/2023	Application to discharge conditions 4, 12, 13, 16 and 17 from planning permission 22/1484/FUL	1-2 Pant Maen Montgomery SY15 6HP



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Montgomery Community	Approve	05/06/2023	23/0846/NMA	Non-Material Amendment	11/07/2023	Non Material Amendment to planning approval 22/1259/HH (all elevations to be rendered in a cream silicon render)	Brockwell Montgomery Powys SY15 6HZ
	Refused	24/04/2023	23/0472/HH	Householder	12/07/2023	Creation of dropped kerb, new property access and car parking area.	12 Tan-y-mur Montgomery Powys SY15 6PR
Nantmel Community	Approve	12/05/2023	23/0638/FUL	Full Application	07/07/2023	Erection of a roof over and existing cattle feed yard	Creafol Rhayader Powys LD6 5PD
New Radnor Community	Approve	02/05/2023	23/0703/CLE	Certificate of Lawfulness - Existing	27/06/2023	Lawful Development Certificate under Section 191 for the retention of an existing dwelling and outbuilding, and use of land for residential purposes	Long Nursery Coppice Walton Presteigne Powys LD8 2RE
Newtown And Llanllwchaiarn Community	Approve	17/05/2023	23/0852/TPO	Works to Trees subject to a TPO	28/06/2023	Works to a tree with a TPO	Methodist Church Back Lane Newtown Powys SY16 2NH

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Newtown And Llanllwchaiarn Community	Approve	22/05/2023	23/0643/FUL	Full Application	11/07/2023	Erection of an extension to an agricultural building.	Cefn Vastre Kerry Newtown SY16 4DU
Old Radnor Community	Approve	10/11/2017	P/2017/1273	Listed Building Consent	29/06/2023	LBC: Demolition of outside store and erection of a two storey domestic extension	Peace Cottage Evancoyd Evenjobb Presteigne Powys LD8 2PA
	Approve	12/12/2022	22/2058/FUL	Full Application	28/06/2023	Conversion of existing barn to residential dwelling together with erection of lean-to porch addition, creation of associated parking and external courtyard area, installation of a treatment plan and all associated works	Lower House Farm Kinnerton Presteigne Powys LD8 2PE
	Approve	13/01/2023	22/2171/FUL	Full Application	28/06/2023	Conversion of a barn to a residential dwelling together with the installation of a private package treatment plant and all associated works	Barn At The Knowle Walton Presteigne Powys LD8 2PP

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Painscastle Community	Refused	30/03/2023	23/0528/REM	Removal or Variation of Condition	30/06/2023	Section 73 application to vary condition 1 of planning permission P/2018/0149 to extend time limit for commencement of development	Aral House Painscastle Builth Wells Powys LD2 3JZ
Tawe-Uchaf Community	Approve	17/05/2023	23/0851/DIS	Discharge of Condition	10/07/2023	Discharge of conditions 5, 9 and 10 of planning application 20/0443/FUL in relation to external lighting and site remediation.	Formerly Coelbran Health Centre 1 Heol Eglwys Coelbren Neath Powys SA10 9PF
Trefeglwys Community	Approve	21/03/2023	23/0543/VAR	Discharge/Modification of S106	05/07/2023	Application to discharge S106 agreement attached to permission M/2002/1031 (occupancy and size restrictions)	Brookside Trefeglwys Caersws Powys SY17 5PN
Treflys Community	Prior Approval Approved	27/04/2023	23/0605/AGR	Full Application	07/07/2023	Agricultural notification in relation to construction of agricultural bridge	Panteg Llanwrtyd Wells Powys LD5 4UH

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Tregynon Community	Approve	29/03/2023	23/0503/FUL	Full Application	07/07/2023	Part conversion of an agricultural barn to dwelling, new vehicular access, installation of package treatment plant and associated works	Tregynon Hall Tregynon Newtown SY16 3PG
Trewern Community	Approve	03/10/2018	18/0599/RES	Reserved Matters	30/06/2023	Reserved matters application in respect of outline planning consent P/2017/0333 for up to 9 dwellings with garages, formation of a vehicular access & associated works (appearance, landscaping, layout and scale)	Land East Of Golfa Close Middletown Welshpool Powys SY21 8EZ
	Approve	17/11/2022	22/1953/FUL	Full Application	30/06/2023	Erection of 17 affordable dwellings, formation of a vehicular access and associated works	Land Adjoining The Wallers Trewern Welshpool SY21 8SZ
Welshpool Community	Approve	07/06/2023	23/0982/TRE	Works to trees in Conservation Area	11/07/2023	Works to trees within a conservation area.	Christ Church Church Road Welshpool Powys SY21 7LN

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Yscir Community	NMA Approved	14/06/2023	23/0914/NMA	Non-Material Amendment	10/07/2023	Application for non-material amendments to permission P/2018/0593 to allow for amended plans and design	4 Glan Llyn Cradoc Brecon LD3 9LR
Ystradgynlais Community	Approve	03/05/2023	23/0708/HH	Householder	29/06/2023	Proposed ground floor side extension and first floor rear extension.	54 Station Road Ystradgynlais SA9 1NX
Page 39	Approve	24/05/2023	23/0905/ELE	Electricity Overhead Line	05/07/2023	Applications made under Section 37 of the Electricity Act 1989: Overhead Lines (Exemption)(England and Wales) Regulation 2009 for propose overhead line works	Junction At Cwm Tawe Road Pen-rhos Ystradgynlais Powys
	Consent	16/05/2023	23/0609/HH	Householder	10/07/2023	Construction of a two storey rear extension.	100 Station Road Ystradgynlais SA9 1PL
Application Total		77					

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CYNGOR SIR POWYS COUNTY COUNCIL.

Planning, Taxi Licensing and Rights of Way Committee

19th July 2023

REPORT AUTHOR: Professional Lead - Planning

REPORT TITLE: Development Management Performance
- January - March 2023

REPORT FOR: Information

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 data for Quarter 4 (2022/23) – January to March 2023 - 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 22/23	341	242	15	322
Total Q4 22/23	375	264	40	374

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

	Number
Carried forward from previous quarter	595
Received during the quarter	375
Determined during the quarter	374
Withdrawn by applicant during the quarter	70
Carried forward to the next quarter for determination	524

Commentary: At the start of Q4 in January 2023, there were 595 applications (all types) pending determination and by the end of the quarter this had reduced to 524. 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:

	Q3 Oct – Dec 22/23	Q4 Jan – Mar 22/23
Average time to determine major applications (days)	461.0	205
Average time to determine all applications (days)	118.0	134

Commentary: A total of 7 major applications were determined within the quarter and determination periods ranged from 35 days to 867 days. These included the following planning consents:

- a solar array at Heartsease, Knighton;
- reserved matters approval for 24 affordable dwellings in Llandysilio; and
- development of coffee shop with drive thru lane and hotel, with associated highway works, car parking and landscaping at Buttington Cross, Welshpool.

The average time to determine all applications – which includes the major applications - sits outside Welsh Government’s fair category (between 67-112 days) although 252 applications were determined in 112 days or less.

2.5 Percentage of all applications determined within time periods required:

	Q3 Oct – Dec 22/23	Q4 Jan – Mar 22/23
Percentage of all applications determined within time periods required	92.83%	92.99%

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 applications.

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

	Q3 Oct – Dec 22/23	Q4 Jan – Mar 22/23
Percentage of major applications determined within time periods required	88.9%%	71.4%

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 applications.

2.7 Percentage of appeals dismissed:

	Q3 Oct – Dec 22/23	Q4 Jan – Mar 22/23
Percentage of appeals dismissed	67%	67%

Commentary: This performance sits within Welsh Government’s good (highest) category which is set at 66%. During Q3, 2 out of 3 planning appeals were dismissed by Planning and Environment Decision Wales (PEDW) and this percentage was repeated in Q4 when 6 out of 9 planning appeals were dismissed.

2.7 Enforcement cases investigated and positive action taken

	Q3 Oct – Dec 22/23	Q4 Jan – Mar 22/23
Number of cases investigated in 84 days or less	32	39
Number of cases investigated in more than 84 days	10	12
Total number of enforcement cases investigated	42	51
Average time taken to investigate enforcement cases (in days)	135.0	77

3. Recommendation:

To receive and note the workload and performance data for development management for the quarter 4 reporting period for 2022-23 (Jan 23 – March 23).

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