

# Planning, Taxi Licensing & Rights of Way Committee

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Meeting Venue  
**Council Chamber, County Hall -  
County Hall**

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Meeting Date  
**Thursday, 13 June 2019**

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Meeting Time  
**10.00 am**

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County Hall  
Llandrindod Wells  
Powys  
LD1 5LG

For further information please contact  
**Carol Johnson**  
01597826206  
carol.johnson@powys.gov.uk

6 June, 2019

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Mae croeso i chi siarad yn Gymraeg neu yn Saesneg yn y cyfarfod, a bydd gwasanaeth cyfieithu ar y pryd ar gael.  
You are welcome to speak Welsh or English in the meeting, and a simultaneous translation service will be provided.

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## AGENDA

<b>1.</b>	<b>APOLOGIES</b>
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To receive apologies for absence.

<b>2.</b>	<b>MINUTES OF THE PREVIOUS MEETING</b>
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To authorise the Chair to sign the minutes of the previous meeting of the Committee held on 23 May 2019 as a correct record.  
**(To Follow)**

<b>Rights of Way</b>	
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<b>3.</b>	<b>DECLARATIONS OF INTEREST</b>
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To receive any declarations of interest form Members relating to the next item.

<b>4.</b>	<b>TOWN AND COUNTRY PLANNING ACT 1990, SECTION 257 - PUBLIC PATH ORDER PROPOSAL</b>
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To consider a proposal to divert part of public footpath 65 on land adjacent to The Firs, Churchstoke (Community of Churchstoke.)

(Pages 5 - 12)

## Planning

### 5. DECLARATIONS OF INTEREST

- a) To receive any declarations of interest from Members relating to items to be considered on the agenda.
- b) To receive Members' requests that a record be made of their membership of town or community councils where discussion has taken place of matters for the consideration of this Committee.
- c) To receive declarations from Members of the Committee that they will be acting as 'Local Representative' in respect of an individual application being considered by the Committee.
- d) To note the details of Members of the County Council (who are not Members of the Committee) who will be acting as 'Local Representative' in respect of an individual application being considered by the Committee.

### 6. PLANNING APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE

To consider the reports of the Head of Property, Planning and Public Protection and to make any necessary decisions thereon.

(Pages 13 - 14)

#### 6.1. Updates

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

(To Follow)

#### 6.2. 19/0681/REM War Memorial Institute, Irfon Terrace, Llanwrtyd Wells, LD5 4RH

(Pages 15 - 26)

#### 6.3. 19/0682/REM War Memorial Institute, Irfon Terrace, Llanwrtyd Wells, LD5 4RH

(Pages 27 - 38)

### 7. DECISIONS OF THE HEAD OF PROPERTY, PLANNING AND PUBLIC PROTECTION ON DELEGATED APPLICATIONS

To receive for information a list of decisions made by the Head of Property, Planning and Public Protection under delegated powers.

(Pages 39 - 52)

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## CYNGOR SIR POWYS COUNTY COUNCIL

## PLANNING, TAXI LICENSING AND RIGHTS OF WAY COMMITTEE

13 June 2019

**REPORT BY: HEAD OF HOUSING AND COMMUNITY  
DEVELOPMENT**

**SUBJECT: Town and Country Planning Act 1990, section 257  
Public path Order proposal**

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**REPORT FOR: DECISION**

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**Proposal to divert part of public footpath 65 on land adjacent to The  
Firs, Churchstoke (Community of Churchstoke.)**

**Background:**

This report is being presented to the committee in accordance with the Council's constitution as the diversion proposal affects Council land. The need for a diversion of footpath 65 has arisen because the development subject of outline planning permission P/2017/0654 would lie on the line of part of the footpath.

The outline planning permission, which was granted on 5<sup>th</sup> October 2017, is for the erection of three detached properties, including detached carports, formation of vehicular access and associated works at land at The Firs, Churchstoke. The applicant's plan, as submitted during the planning permission process showing the development and the footpath diversion is at Appendix A. The proposed line of the footpath diversion was subsequently amended and this is shown on the plan at Appendix B.

The applicant for the proposed diversion of the footpath is Miss G Delves. Miss Delves bought the house known as The Firs and associated land from the Council. The surrounding farmland remains part of the Churchstoke Firs Council Farm Estate.

**Current Definitive route:**

Footpath 65 runs over land to the east of the village of Churchstoke. It commences south of the A489 at OS Grid Reference SO 2763,9392 (point A on the plan shown at Appendix B) The end point of the footpath joins with footpaths 28 and 29 at Gambler's Bridge, thereby offering opportunities for short local walks and access to longer walks via the connecting rights of way network.

Footpath 65 follows a generally south-south-westerly direction for approximately 25 metres, and then turns to follow a more southerly direction across open field for approximately 84 metres. The section to be diverted ends

at OS Grid Reference SO 2763,9381 (point C.) The total length to be diverted is approximately 109 metres; the width is undefined in the parish survey card.

**Proposed alternative route:**

The proposed new route of footpath 65 commences at point A, at OS Grid Reference SO 2763,9392. It follows a generally south westerly direction for approximately 30 metres, alongside a fence line marking the boundary between the land owned by Miss Delves and the Council to OS Grid Reference SO 2762,9389 (point D). It turns to follow a generally south-south-easterly direction for approximately 84 metres to re-join the existing route of the footpath at OS Grid Reference SO 2763,9381 (point C.) The total length of the proposed new path is approximately 114 metres. The width is 2 metres.

**Works required:**

No work is required to make the proposed new path ready for use.

**Consultation:**

The applicant carried out pre-Order consultation, in May 2018, and consultees were given 28 days to respond. Responses to the proposals have been received from:

- Churchstoke Community Council, who have no objection provided the landowner of the adjacent property over which the new route is planned is content with the proposal. They ask that self-closing gates are also installed at the exit to the highway to reduce the risk of animals straying if gates are left open by users of the footpath;
- Powys Highways, who have no objection;
- Ramblers Association, who acknowledged receipt of the proposal but provided no further comment;
- The tenant of the land, whose response is described below;
- Natural Resources Wales, Western Power, BT Openreach and Severn Trent, none of whom objected to the proposals.
- Mr Hugo Van-Rees on behalf on the Powys Farms Estate who supports the diversion as proposed.

The tenant of the Powys CC Farms Estate, initially objected to the proposed diversion of footpath 65, as he felt that it would result in users of the footpath walking through the area in which he feeds sheep. However, that has been resolved, and he has withdrawn his objection.

The local member (Councillor Michael J Jones) declared an interest when the matter was presented to Churchstoke Community Council. As such, a response to the diversion proposal from Councillor Jones was not pursued.

**Options:**

This application has been made under section 257 of the Town and Country Planning Act 1990. The legal criteria for the making of a diversion Order under this legislation is that it is necessary to do so, in order to enable development to be carried out in accordance with planning permission that has been granted.

Planning permission P/2017/0654 has been granted for the erection of three private dwellings and detached single car-ports that will lie on the line of footpath 65. As such, and as the development is not 'substantially complete', it is considered that the legal criteria for the making of a diversion Order are met.

If a diversion Order is made, opposed and submitted to the Planning Inspectorate, the Inspector could consider wider issues, including the suitability of the proposed new route, in deciding whether the Order should be confirmed or not. However, they will not re-open the matter of the planning merits of the development itself.

The Committee could:

1. Decide not to make a diversion Order in respect of this application; in that event, the applicant would not be able to implement the development subject of the planning permission that has been granted, as to do so would obstruct the line of footpath 65.
2. Approve the making of a diversion Order. Given that there are no outstanding objections, there is a low risk that the Order may then be formally opposed.

If a diversion Order is made and opposed, it could be formally abandoned. Alternatively, the Order could be submitted to the Planning Inspectorate for determination.

This diversion is considered to be primarily in the interest of the applicant, as the diversion is needed to allow her to implement the planning permission that has been granted.

Given that and as the proposal meets the legal criteria for the making of a diversion Order, it is proposed that a diversion Order be made. If it is opposed, then unless significant new information comes to light, it is proposed that the Order should be submitted to the Planning Inspectorate for determination, but that the Council should remain neutral with respect to its confirmation.

#### **RECOMMENDATIONS:**

1. That an Order be made to divert footpath 65, on the land at The Firs, Churchstoke as shown on the plan at appendix B;

#### **Appendices:**

- |            |  |
|------------|--|
| Appendix A | P/2017/0654 Applicant's Site Plan showing location of proposed dwellings |
| Appendix B | Plan of proposed diversion   |

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**Powys County Council Highway Specification:**

**Highway conditions for individual private drive accesses onto an adoptable lay-by county road to serve a small proposed residential development comprising of three dwellings.**

The gradient to each of the proposed private drive accesses shall not exceed 1 in 20 for the first 5 metres measured from the edge of the adjoining carriageway along the centre line of the access.

The centre line of the first 5 metres to each of the proposed private drive accesses measured from the edge of the adjoining carriageway shall be at right angles to that edge of the said carriageway.

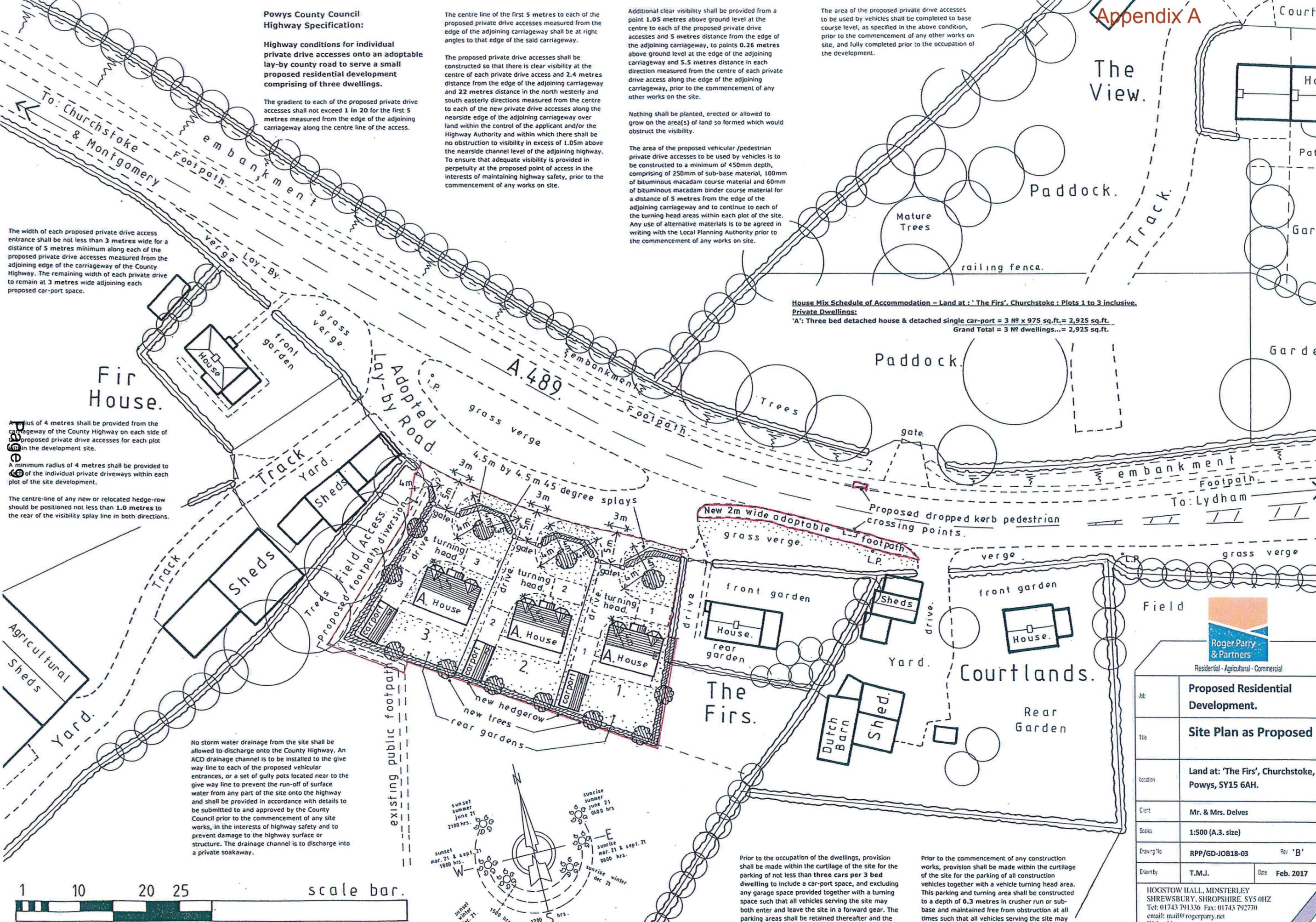
The proposed private drive accesses shall be constructed so that there is clear visibility at the centre of each private drive access and 2.4 metres distance from the edge of the adjoining carriageway and 22 metres distance in the north westerly and south easterly directions measured from the centre to each of the new private drive accesses along the nearside edge of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority and within which there shall be no obstruction to visibility in excess of 1.05m above the nearside channel level of the adjoining highway. To ensure that adequate visibility is provided in perpetuity at the proposed point of access in the interests of maintaining highway safety, prior to the commencement of any works on site.

Additional clear visibility shall be provided from a point 1.05 metres above ground level at the centre to each of the proposed private drive accesses and 5 metres distance from the edge of the adjoining carriageway, to points 0.26 metres above ground level at the edge of the adjoining carriageway and 5.5 metres distance in each direction measured from the centre of each private drive access along the edge of the adjoining carriageway, prior to the commencement of any other works on the site.

Nothing shall be planted, erected or allowed to grow on the area(s) of land so formed which would obstruct the visibility.

The area of the proposed vehicular /pedestrian private drive accesses to be used by vehicles is to be constructed to a minimum of 450mm depth, comprising of 250mm of sub-base material, 100mm of bituminous macadam course material and 60mm of bituminous macadam binder course material for a distance of 5 metres from the edge of the adjoining carriageway and to continue to each of the turning head areas within each plot of the site. Any use of alternative materials is to be agreed in writing with the Local Planning Authority prior to the commencement of any works on site.

The area of the proposed private drive accesses to be used by vehicles shall be completed to base course level, as specified in the above condition, prior to the commencement of any other works on site, and fully completed prior to the occupation of the development.



The width of each proposed private drive access entrance shall be not less than 3 metres wide for a distance of 5 metres minimum along each of the proposed private drive accesses measured from the adjoining edge of the carriageway of the County Highway. The remaining width of each private drive to remain at 3 metres wide adjoining each proposed car-port space.

A radius of 4 metres shall be provided from the carriageway of the County Highway on each side of the proposed private drive accesses for each plot in the development site.

A minimum radius of 4 metres shall be provided to the individual private driveways within each plot of the site development.

The centre-line of any new or relocated hedge-row should be positioned not less than 1.0 metres to the rear of the visibility splay line in both directions.

No storm water drainage from the site shall be allowed to discharge onto the County Highway. An ACO drainage channel is to be installed to the give way line to each of the proposed vehicular entrances, or a set of gully pots located near to the give way line to prevent the run-off of surface water from any part of the site onto the highway and shall be provided in accordance with details to be submitted to and approved by the County Council prior to the commencement of any site works, in the interests of highway safety and to prevent damage to the highway surface or structure. The drainage channel is to discharge into a private soakaway.

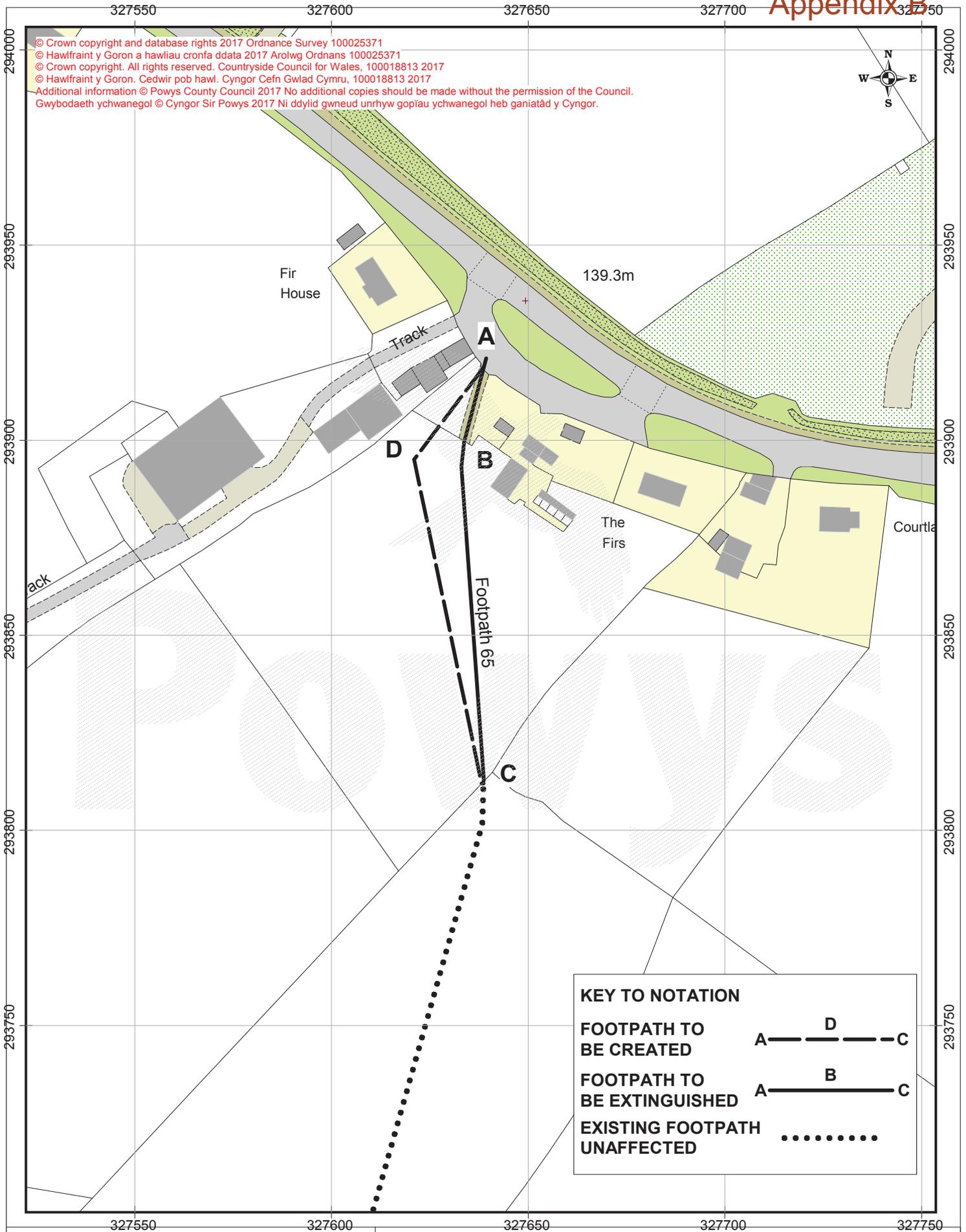
**House Mix Schedule of Accommodation – Land at 'The Firs', Churchstoke : Plots 1 to 3 inclusive.**  
**Private Dwellings:**  
 'A': Three bed detached house & detached single car-port = 3 Nos x 975 sq.ft. = 2,925 sq.ft.  
 Grand Total = 3 Nos dwellings... = 2,925 sq.ft.

Prior to the occupation of the dwellings, provision shall be made within the curtilage of the site for the parking of not less than three cars per 3 bed dwelling to include a car-port space, and excluding any garage space provided together with a turning space such that all vehicles serving the site may both enter and leave the site in a forward gear. The parking areas shall be retained thereafter and the turning areas shall be maintained at all times free

Prior to the commencement of any construction works, provision shall be made within the curtilage of the site for the parking of all construction vehicles together with a vehicle turning head area. This parking and turning area shall be constructed to a depth of 0.3 metres in crusher run or sub-base and maintained free from obstruction at all times such that all vehicles serving the site may park within the site and both enter and leave the

Residential - Agricultural - Commercial	
Job:	<b>Proposed Residential Development.</b>
Title:	<b>Site Plan as Proposed</b>
Location:	<b>Land at 'The Firs', Churchstoke, Powys, SY15 6AH.</b>
Client:	<b>Mr. &amp; Mrs. Delves</b>
Scale:	<b>1:500 (A3. size)</b>
Drawing No.:	<b>RPP/GD-JOB18-03</b>
Drawn by:	<b>T.M.J.</b>
Date:	<b>Feb. 2017</b>
HOGSTOW HALL, MINSTERLEY SHREWSBURY, SHROPSHIRE, SY5 0HZ Tel: 01743 791336 Fax: 01743 792770 email: mail@rogerparry.net Web address: www.rogerparry.net	

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**KEY TO NOTATION**

**FOOTPATH TO BE CREATED**      A ——— D ——— C

**FOOTPATH TO BE EXTINGUISHED**      A ——— B ——— C

**EXISTING FOOTPATH UNAFFECTED**      .....

**Proposed public path diversion:  
 Public footpath 65 (part), The Firs  
 Community of Churchstoke  
 Scale 1:1250      OSGR SO 276,938  
 Page 11**

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**Planning, Taxi Licensing and Rights of Way Committee**  
**13 June 2019**

For the purpose of the Government (Access to Information) Act 1985, the background papers relating to each individual planning application constitute all the correspondence on the file as numbered in the left hand column.

**Applications for consideration by Committee:**

Application No:	Nature of Development:
Community:	Location of Development:
O.S. Grid Reference:	Applicant:
Date Received:	Recommendation of Head of Planning:

<p><b>19/0681/REM</b></p> <p>Llanwrtyd Wells</p> <p>287909 246690</p> <p>18/04/2019</p>	<p>Section 19 application for variation of condition 1 of permission P/2014/0474 to allow an extension of time to implement the permission</p> <p>War Memorial Institute, Irfon Terrace, Llanwrtyd Wells, LD5 4RH.</p> <p>Mr T Van Rees</p> <p><b>Recommendation:</b> Conditional Consent</p>
<p><b>19/0682/REM</b></p> <p>Llanwrtyd Wells</p> <p>287909 246690</p> <p>23/04/2019</p>	<p>Section 73 application for variation of condition 1 of permission P/2014/0474 to allow an extension of time to implement the permission</p> <p>War Memorial Institute, Irfon Terrace, Llanwrtyd Wells, LD5 4RH.</p> <p>Mr T Van Rees</p> <p><b>Recommendation:</b> Conditional Consent</p>

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# 6.2

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

**Application Number:** 19/0681/REM

**Grid Ref:** E: 287909  
N: 246690

**Community Council:** Llanwrtyd Wells

**Valid Date:** 18.04.2019

**Applicant:** Mr T Van Rees

**Location:** War Memorial Institute, Irfon Terrace, Llanwrtyd Wells, LD5 4RH,

**Proposal:** Section 19 application for variation of condition 1 of permission P/2014/0474 to allow an extension of time to implement the permission

**Application Type:** Removal or Variation of Condition

### The reason for Committee determination

The applicant is a Councillor of Powys County Council.

### Consultee Responses

Consultee	Received
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Community Council

No comments received at the time of writing this report.

PCC-Building Control

No comments received at the time of writing this report.

Wales & West Utilities - Plant Protection Team

7th May 2019

Wales & West Utilities acknowledge receipt of your notice received on 03.05.2019 , advising us of your intention to carry out work at:

War Memorial Institute, Irfon Terrace, Llanwrtyd Wells, Powys, LD5 4RH

We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of General Conditions for your guidance. This plan shows only those pipes owned by Wales & West Utilities in its role as a Licensed Gas Transporter (GT). Please note that this is a Liquid Petroleum Gas(LPG) network Gas pipes owned by other GT's and also privately owned may be present in this area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty, the accuracy thereof cannot be guaranteed, service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Wales and West Utilities, its agents or servants for any error or omission.

Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus.

If you have requested a new connection or diversion of our apparatus, information will be sent under a separate letter.

Please note that the plans are only valid for 28 days from the date of issue and updated plans must be requested before any work commences on site if this period has expired.

PCC-(S) Highways

21st May 2019

Does not wish to comment on the application

Welsh Water

20th May 2019

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

We can confirm we have no objections to this application. The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. The position shall be accurately located and marked out

on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of the public sewer. However, the applicant is advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 917 2652 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

PCC-Built Heritage Officer

24<sup>th</sup> May 2019

#### Policy Background

The advice has been given with reference to relevant policies, guidance and legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Policy Wales 10th edition 2018

Conservation Principles published by Cadw

TAN24

Managing Change to Listed Buildings in Wales – Annexe to TAN24

Setting of Historic Assets in Wales – Annexe to TAN24

Heritage Impact Assessments – Annexe to TAN24

Historic Environment Records

Local Development Plan

Strategic Policy SP7

DM13 Design and Resources Local Development Plan Themes and Objectives;

Theme 4 – Guardianship of natural, built and historic assets

## LDP Objective 13 – Landscape and the Historic Environment

### Comments

I am mindful of the advice in Sections 66 of the Planning (Listed Buildings and Conservation areas) Act 1990, which require authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building. The setting is often an essential part of a building's character especially if a park, garden or grounds have been laid out to complement its design or function. Also, the economic viability as well as the character of historic buildings may suffer and they can be robbed of much of their interest and of the contribution they make to townscape or the countryside if they become isolated from their surroundings, e.g. by new traffic routes, car parks, or other development.”

However, I would also refer to more recent guidance in paragraph 6.1.10 of Planning Policy Wales 10th edition 2018 which states, “ For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.”

Section 6.1.9 of PPW 10 advises that “ Any decisions made through the planning system must fully consider the impact of the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place”

Section 6.1.7 of Planning Policy Wales 10th edition requires that “it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset should be managed in a sensitive and sustainable way”

I note that the applications relate to a section 19 and section 73 application to vary the time limit to commence development previously approved with conditions, in order that works commence within 5 years of the date of the decision of the current applications ( if approved).

I can confirm that as there is no material change to the previous listed building consent application I would have no objections to the proposal.

### Representations

Following the display of a site notice on 13/05/2019 no public representations or objections have been received at the time of writing this report.

### Planning History

App Ref	Description	Decision	Date
P/2014/0473	Refurbishment of ground floor Town Council meeting rooms, change of use of first floor to create a residential flat, removal of external staircase, installation of new internal staircase and changes to windows and doors in the east elevation.	Consent	10 <sup>th</sup> Jul 2014
P/2014/0474	LBC: Refurbishment of ground floor Town Council meeting rooms, change of use of first floor to create a residential flat, removal of external staircase, instillation of new internal staircase and changes to windows and doors in the east elevation.	Consent	10th Jul 2014

### Principal Planning Constraints

Listed Building

### Principal Planning Policies

Policy	Policy Description	Year	Local Plan
PPW	Planning Policy Wales (10 <sup>th</sup> Edition, 2018)		
TAN5	Nature Conservation and Planning		National Policy
TAN12	Design		National Policy

TAN18	Transport	National Policy
TAN 24	The Historic Environment	National Policy
DM2	The Natural Environment	Local Development Plan 2011-2026
DM4	Landscape	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
DM7	Dark Skies and External Lighting	Local Development Plan 2011-2026
DM10	Contaminated and Unstable La	Local Development Plan 2011-2026
DM13	Design and Resources	Local Development Plan 2011-2026
SP5	Settlement Hierarchy	Local Development Plan 2011-2026
SP7	Safeguarding of Strategic Resources and Assets	Local Development Plan 2011-2026
T1	Travel, Traffic and Transport Infrastructure	Local Development Plan 2011-2026
H1	Housing Development Proposals	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

## **Officer Appraisal**

### Site Location and Description

The application site is located within the Community Council area of Llanwrtyd Wells. The application site is located along Irfon Terrace, with neighbouring properties located to the north- west and south east, the County Highway to the north- west and the River Irfon to the south west.

Listed Building Consent was granted for the refurbishment of ground floor Town Council meeting rooms, change of use of first floor to create a residential flat, removal of external staircase, instillation of new internal staircase and changes to windows and doors in the east elevation under planning permission reference P/2014/0474.

This Section 19 application seeks to vary condition 1 attached to planning permission reference P/2014/0474 in relation to extending the time limit for the commencement of development.

### Built Heritage

Due to the application site being a Listed Building, Llanwrtyd Wells War Memorial Institute, consideration has been given to LDP Policy SP7 and TAN 24: The Historic Environment.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. The Barnwell Manor case the Court of Appeal made it clear that in enacting s.66 (1), Parliament had intended that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carried out the balancing exercise. Therefore special regard must be given to the desirability of preserving listed buildings and their setting and any harm caused should be given considerable weight within the planning balance.

The works to the Listed Building include; removal of external staircase, installation of a new internal staircase and alterations to the windows and doors in the east elevation. These works are the same as proposed under application reference P/2014/0474.

The Council's Built Heritage Officer reviewed the proposed plans and confirmed that there is no material change to the previous listed building consent application and therefore has raised no objection to the proposal going ahead.

In light of the above, it is considered that the proposed development remains in accordance with relevant planning policy.

### **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 permission 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 stamped as approved drawing no's: location plan, 14/3941/7, 13/3941/2, 13/3941/4, 14/3941/7.
3. Notwithstanding the information submitted with the application, the window frames and door shall be constructed from timber.
4. Notwithstanding the information submitted with the application the details of the glazing to be used on the side elevation of the building shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance the approved details.
5. Notwithstanding the information submitted with the application, details of the coloured glass corner panels and the window joinery details shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.
6. Notwithstanding the information submitted with the application, details of the flue and vent outlets on the exterior of the building shall be submitted to and approved in writing by the Local Planning Authority.

#### **Reasons**

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. To ensure adherence to the plans stamped as approved in the interests of clarity and a satisfactory development.
3. In the interest of design and amenity and to accord with policy DM13 of the Powys Local Development Plan.
4. In the interest of design and amenity and to accord with policy DM13 of the Powys Local Development Plan.
5. In the interest of design and amenity and to accord with policy DM13 of the Powys Local Development Plan.
6. In the interest of design and amenity and to accord with policy DM13 of the Powys Local Development Plan.

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Case Officer: Rhys Evans, Planning Officer  
Tel: 01597 827235 E-mail: rhys.evans@powys.gov.uk

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# SITE LOCATION PLAN

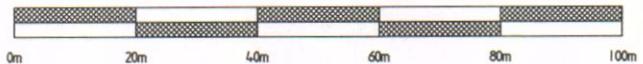


Site Address: -

The Institute, Irfon Terrace, Llanwrtyd Wells, Powys. LD5 4RH

Scale: -

1:1250 on A4



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# 6.3

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

**Application Number:** 19/0682/REM

**Grid Ref:** E: 287909  
N: 246690

**Community Council:** Llanwrtyd Wells

**Valid Date:** 23.04.2019

**Applicant:** Mr T Van Rees

**Location:** War Memorial Institute, Irfon Terrace, Llanwrtyd Wells, LD5 4RH.

**Proposal:** Section 73 application for variation of condition 1 of permission P/2014/0473 to allow an extension of time to implement the permission

**Application Type:** Removal or Variation of Condition

### The reason for Committee determination

The applicant is a Councillor of Powys County Council.

### Consultee Responses

Consultee	Received
-----------	----------

Welsh Water

20th May 2019

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

We can confirm we have no objections to this application. The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. The position shall be accurately located and marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of the public sewer. However, the applicant is advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 917 2652 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of

access to its apparatus at all times.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

PCC-(S) Highways

21st May 2019

Does not wish to comment on the application

PCC-Built Heritage Officer

24<sup>th</sup> May 2019

Policy Background

The advice has been given with reference to relevant policies, guidance and legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Policy Wales 10th edition 2018

Conservation Principles published by Cadw

TAN24

Managing Change to Listed Buildings in Wales – Annexe to TAN24

Setting of Historic Assets in Wales – Annexe to TAN24

Heritage Impact Assessments – Annexe to TAN24

Historic Environment Records

Local Development Plan

Strategic Policy SP7

DM13 Design and Resources Local Development Plan Themes and Objectives;

Theme 4 – Guardianship of natural, built and historic assets

LDP Objective 13 – Landscape and the Historic Environment

Comments

I am mindful of the advice in Sections 66 of the Planning (Listed Buildings and

Conservation areas) Act 1990, which require authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building. The setting is often an essential part of a building's character especially if a park, garden or grounds have been laid out to complement its design or function. Also, the economic viability as well as the character of historic buildings may suffer and they can be robbed of much of their interest and of the contribution they make to townscape or the countryside if they become isolated from their surroundings, e.g. by new traffic routes, car parks, or other development.”

However, I would also refer to more recent guidance in paragraph 6.1.10 of Planning Policy Wales 10th edition 2018 which states, “ For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.”

Section 6.1.9 of PPW 10 advises that “ Any decisions made through the planning system must fully consider the impact of the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place”

Section 6.1.7 of Planning Policy Wales 10th edition requires that “ it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset should be managed in a sensitive and sustainable way”

I note that the applications relate to a section 19 and section 73 application to vary the time limit to commence development previously approved with conditions, in order that works commence within 5 years of the date of the decision of the current applications ( if approved).

I can confirm that as there is no material change to the previous listed building consent application I would have no objections to the proposal.

Community Council

No comments received at the time of writing this report.

## PCC-Building Control

No comments received at the time of writing this report.

Wales & West Utilities - Plant Protection  
Team

8th May 2019

We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of General Conditions for your guidance. This plan shows only those pipes owned by Wales & West Utilities in its role as a Licensed Gas Transporter (GT). Please note that this is a Liquid Petroleum Gas(LPG) network Gas pipes owned by other GT's and also privately owned may be present in this area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty, the accuracy thereof cannot be guaranteed, service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Wales and West Utilities, its agents or servants for any error or omission.

Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus.

If you have requested a new connection or diversion of our apparatus, information will be sent under a separate letter.

Please note that the plans are only valid for 28 days from the date of issue and updated plans must be requested before any work commences on site if this period has expired.

## **Representations**

Following the display of a site notice on 13/05/2019 no public representations or objections have been received at the time of writing this report.

## Planning History

App Ref	Description	Decision	Date
P/2014/0473	Refurbishment of ground floor Town Council meeting rooms, change of use of first floor to create a residential flat, removal of external staircase, installation of new internal staircase and changes to windows and doors in the east elevation.	Consent	10 <sup>th</sup> Jul 2014
P/2014/0474	LBC: Refurbishment of ground floor Town Council meeting rooms, change of use of first floor to create a residential flat, removal of external staircase, installation of new internal staircase and changes to windows and doors in the east elevation.	Consent	10th Jul 2014

## Principal Planning Constraints

Listed Building

## Principal Planning Policies

Policy	Policy Description	Year	Local Plan
PPW	Planning Policy Wales (10 <sup>th</sup> Edition, 2018)		
TAN5	Nature Conservation and Planning		National Policy
TAN12	Design		National Policy
TAN18	Transport		National Policy
TAN 24	The Historic Environment		National Policy

DM2	The Natural Environment	Local Development Plan 2011-2026
DM4	Landscape	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
DM7	Dark Skies and External Lighting	Local Development Plan 2011-2026
DM10	Contaminated and Unstable Land	Local Development Plan 2011-2026
DM13	Design and Resources	Local Development Plan 2011-2026
SP5	Settlement Hierarchy	Local Development Plan 2011-2026
SP7	Safeguarding of Strategic Resources and Assets	Local Development Plan 2011-2026
T1	Travel, Traffic and Transport Infrastructure	Local Development Plan 2011-2026
H1	Housing Development Proposals	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

## **Officer Appraisal**

### Site Location and Description

The application site is located within the Community Council area of Llanwrtyd Wells. The application site is located along Irfon Terrace, with neighbouring properties located to the north- west and south- east, the County Highway to the north- west and the River Irfon to the south- west.

Planning permission was granted for the refurbishment of ground floor Town Council meeting rooms, change of use of first floor to create a residential flat, removal of external staircase, installation of new internal staircase and changes to windows and doors in the east elevation under planning permission reference P/2014/0473.

This Section 73 application seeks to vary condition 1 attached to planning permission reference P/2014/0473 in relation to extending the time limit for the commencement of development.

### Principle of Development

The application site is located within the settlement development boundary of Llanwrtyd Wells, which is defined as a town under the Powys Local Development Plan (2018). Policy H1 of the LDP states the following with regard to housing development proposals in towns and large villages;

- i. On sites allocated for housing or on other suitable sites within the development boundary; or*
- ii. On sites forming logical extensions outside development boundaries for affordable housing in accordance with Policy H6.*

The application site is considered to be a suitable site within the settlement boundary of Llanwrtyd Wells and therefore the principle of development for the creation of a residential flat, remains acceptable under the previous planning application P/2014/0473, which was granted conditional consent.

The application seeks to extend the time limit for the commencement of the proposed development. It is therefore considered that the proposed development does comply with the principle of development subject the following:

### Highways

A safe access, parking and visibility splays are a fundamental requirement of any development (LDP: DM13, Part 11 & H7).

The application does not seek alterations to the existing means of access to the property and the proposal would not affect the existing parking area. The local Highway Authority has been consulted regarding the proposed development and has not raised any objection to the proposal.

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

### Built Heritage

Due to the application site being a Listed Building, Llanwrtyd Wells War Memorial Institute, consideration has been given to LDP Policy SP7 and TAN 24: The Historic Environment.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. The Barnwell Manor case the Court of Appeal made it clear that in enacting s.66 (1), Parliament had intended that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carried out the balancing exercise. Therefore special regard must be given to the desirability of preserving listed buildings and their setting and any harm caused should be given considerable weight within the planning balance.

The Council's Built Heritage Officer has raised no objection to the proposed development. The Officer noted that there is no material change to the previous listed building consent application and as such has raised no objection to the proposed development.

In light of the above, it is considered that the proposed development remains in accordance with relevant planning policy.

### **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 permission 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 stamped as approved (drawing no's: 13/3941/3, 13/3941/2, 13/3941/4, 14/3941/7, 14/3941/8).
3. Notwithstanding the information submitted with the application, the window frames and door shall be constructed from timber.

### **Reasons**

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure adherence to the plans stamped as approved in the interests of clarity and a satisfactory development.
3. In the interest of design and amenity and to accord with policy DM13 of the Powys Local Development Plan.

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Case Officer: Rhys Evans, Planning Officer  
Tel: 01597 827235 E-mail: rhys.evans@powys.gov.uk

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# SITE LOCATION PLAN



Site Address: -

The Institute, Irfon Terrace, Llanwrtyd Wells, Powys. LD5 4RH

Scale: -

1:1250 on A4



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## Delegated List

69 Applications

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Parish Name	Decision	Date Application	Application No.	Application Type	Date Decision	Proposal	Location
Abbey Cwm-Hir Community	Approve	21/07/2018	18/0165/REM	Removal or Variation of Condition	29/05/2019	Section 73 application to vary condition 17 of permission NMA/2018/0046 to allow the approved plans to be amended	Hawks Rise Bwlch-y-sarnau Rhayader Powys LD1 6PW
Aberhafesp Community	Approve	09/11/2018	18/0803/FUL	Full Application	24/05/2019	Extension of caravan park to provide an additional 15 static caravans and 5 holiday lodges, formation of vehicular access and parking, landscaping and associated works	Sunny View Caravan Park Bwlch-Y-Ffridd Newtown SY16 3JF
Abermule And Llandyssil Community	Refused	08/02/2019	19/0236/FUL	Full Application	21/05/2019	Siting of 3 holiday lodges, formation of vehicular access and access road, provision of 4 passing bays, installation of a sewage treatment plant and all associated works (resubmission of planning application P/2018/0498)	Land Near Camp Farm Cefn Y Coed Llandyssil Montgomery SY15 6LU
Banwy Community	Approve	29/03/2019	19/0536/DIS	Discharge of Condition	04/06/2019	Discharge of conditions 3, 5, 13 of planning approval 18/0112/REM in relation to materials, landscaping and photographic survey.	Dyffryn Restaurant A458t From U2075 To Forestry Lane Foel Welshpool SY21 0NU

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Beguildy Community	Approve	03/04/2019	19/0607/HH	Householder	28/05/2019	Demolition of garage and utility room, erection of an extension and all associated works	The Old Police House Beguildy Knighton Powys LD7 1YE
Bronllys Community	Approve	16/11/2018	18/0947/HH	Householder	17/05/2019	Alterations to dwelling involving proposed bi-folding doors and new windows to front elevation & raised patio area	River Cottage Llyswen Builth Wells LD3 0YB
Builth Wells Community	Approve	01/04/2019	19/0581/FUL	Full Application	23/05/2019	Erection of an extension and all associated works	Bron Wye Guest House 5 Church Street Builth Wells Powys LD2 3BS
Cadfarach Community	Approve	11/04/2019	19/0251/DIS	Discharge of Condition	29/05/2019	Discharge of conditions 7 and 8 of planning approval P/2017/1167 in relation to biodiversity and hedgerows	6 Pencaemawr Penegoes Machynlleth Powys SY20 8BP
Castle Caereinion Community	Approve	15/03/2018	P/2018/0329	Outline planning	29/05/2019	Outline: Erection of an affordable dwelling and detached garage, creation of access and associated works	Land Near To Gernant Cyfronydd Welshpool Powys SY21 9EN

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	Approve	05/03/2019	19/0223/RES	Reserved Matters	20/05/2019	Application for approval of reserved matters for details of appearance, landscaping, layout and scale in connection with proposed 5 dwellings (approved under outline permission P/2016/1065)	Land At Tynllan Farm Castle Caereinion Welshpool SY21 9AL
Churchstoke Community	Approve	15/01/2019	19/0061/HH	Householder	23/05/2019	Erection of extensions and alterations to dwelling	Melin Y Wern Churchstoke Montgomery SY15 6TF
Page 41	Approve	13/03/2019	19/0417/DIS	Discharge of Condition	29/05/2019	Application to discharge planning condition no.4 attached to planning permission P/2018/0105 (pollution prevention plan)	Coot Meadow Bacheldre Churchstoke Powys SY15 6TG SY15 6TG
	NMA Approved	10/05/2019	19/0737/NMA	Non-Material Amendment	23/05/2019	Non-Material Amendment to planning consent P/2013/1252 to vary the approved plans	Hillside Clyro Hereford Powys HR3 5RZ
Duhonw Community	Approve	03/04/2019	19/0616/DIS	Discharge of Condition	23/05/2019	Discharge of conditions no.5 and no.6 of planning approval P/2018/0514	Ysgog Field 200 Meters North Of Henallt Cottages Builth Wells Powys LD2 3YP

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Glasbury Community	Approve	17/04/2019	19/0726/TRE	Works to trees in Conservation Area	23/05/2019	Application for tree works: proposed works to a tree in a conservation area.	River Wye Activity Centre Glasbury Hereford Powys HR3 5NW
Knighton Community	Approve	26/02/2019	19/0298/LBC	Listed Building Consent	23/05/2019	Replacement of a door and windows (retrospective)	Offa's Cottage 34-35 Market Street Knighton Powys LD7 1EY
Llanbryn-mair Community	Approve	06/03/2019	19/0416/FUL	Full Application	31/05/2019	Widening and improvements to track	Pennant Uchaf Pennant Llanbryn-mair Powys SY19 7BJ
Llanddewi Ystradenni Community	Approve	10/04/2019	19/0589/DIS	Discharge of Condition	28/05/2019	Discharge of conditions 5, 6 and 9 from planning approval 18/0720/FUL in respect of passing bays, biosecurity risk assessment and landscaping plans	Proposed Holiday Chalets Penlan Dolau Llandrindod Wells Powys LD1 6UR
Llandrindod Wells Community	Approve	04/03/2019	19/0355/FUL	Full Application	21/05/2019	Replacement of plant equipment to include the creation of an enclosure and all associated works	ALDI Station Crescent Llandrindod Wells Powys LD1 5BB

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	Approve	25/03/2019	19/0443/HH	Householder	17/05/2019	Demolition of a conservatory and erection of extensions and all associated works	66 Gorse Farm Llandrindod Wells Powys LD1 5SH
Llandrinio And Arddleen Community	Approve	01/02/2019	19/0143/RES	Reserved Matters	17/05/2019	Application for approval of reserved matters for details of access, apperiance, landscaping, layout and scale in connection with proposed dwelling (approved under outline permission P/2017/0825)	Cynefin Pen-Rhos Llanymynech SY22 6QB
	Approve	14/03/2019	19/0399/HH	Householder	23/05/2019	Erection of single storey rear extension	Ty Derwen Guilsfield Welshpool SY22 6QL
	Approve	04/04/2019	19/0627/DIS	Discharge of Condition	17/05/2019	Discharge of conditions 4 and 7 of planning approval P/2016/1189 in relation to drainage and road widening	Land Of Penthryn Lane Sarnau Llanymynech Powys SY22 6PY
Llandysilio Community	Refused	01/02/2019	19/0202/VAR	Discharge/Modification of S106	03/06/2019	Discharge of S106 agreement attached to permission M/2007/0608	Pen-y-Cae Four Crosses Llanymynech Powys SY22 6RF

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Llanelwedd Community	Approve	08/04/2019	19/0500/DIS	Discharge of Condition	29/05/2019	Discharge of condition 3 from planning approval 19/0161/FUL in respect of a Tree Protection Plan	Little Chef Station Road Llanelwedd Llanfair-ym-muallt Powys LD2 3SS
Llanfair Caereinion Community	Approve	15/02/2019	19/0265/RES	Reserved Matters	03/06/2019	Approval of reserved matters for the erection of a rural enterprise dwelling to include appearance, landscaping, layout and scale in relation to approved outline permission P/2015/1265	Plasiolyn C2041 From Junction Near Quarry Near Plasiolyn To Junction With Access Road For Llanfair Caereinion Welshpool SY21 0DJ
Llanfangel Rhydithon Community	Approve	07/05/2019	19/0750/NMA	Non-Material Amendment	04/06/2019	Application for a Non-Material amendment to planning approval P/2017/0948 in relation to material changes and the reduction in size of the building	Cil Y Byddar Llanbister Road Llandrindod Wells LD1 5UW
Llangurig Community	Approve	18/02/2019	19/0188/CLE	Certificate of Lawfulness - Existing	28/05/2019	Section 191 application for a lawful development certificate for the use of a field as a caravan and campsite	Glangwy Farm Llangurig Llanidloes Powys SY18 6RS
	Approve	15/03/2019	19/0271/FUL	Full Application	20/05/2019	Erection of railings onto existing walls	The Village Green Llangurig Llanidloes Powys SY18 6SG

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Llangynog Community	Approve	05/04/2019	19/0585/HH	Householder	21/05/2019	Demolition of garage and erection of a replacement garage	Pennant Cottage Llangynog Oswestry Powys SY10 0HH
Llanidloes Community	Approve	28/03/2019	19/0491/FUL	Full Application	29/05/2019	Erection of a rear extension to provide new toilets	Llanidloes Town Football Ground Victoria Avenue Llanidloes SY18 6AS
Page 45	Refused	11/03/2019	19/0363/REM	Removal or Variation of Condition	22/05/2019	Section 19 application to remove condition 9 of permission P/2017/0734 relating to a mezzanine floor	The Orchard House 10 China Street Llanidloes Powys SY18 6AB
	Llanidloes Without Community	Approve	15/04/2019	19/0653/NMA	Non-Material Amendment	20/05/2019	Non-Material Amendment to planning consent M/2005/1333 to reduce the visibility splay setback
Llansilin Community	Approve	05/02/2019	19/0104/HH	Householder	21/05/2019	Creation of a parking area to front of property	Llysilin Llansilin Croesoswallt Powys SY10 7PX

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	Approve	22/03/2019	19/0509/HH	Householder	16/05/2019	Erection of a two storey extension to dwelling	Hafodig Isaf Rhiwlas Oswestry Powys SY10 7JQ
Llanwddyn Community	Approve	05/03/2019	19/0333/HH	Householder	21/05/2019	Erection of an extension	13 Abertridwr Llanwddyn Oswestry SY10 0LR
Llanwrthwl Community	Approve	15/04/2019	19/0645/HH	Householder	29/05/2019	Extension of residential curtilage (retrospective)	Dolifor Llanwrthwl Llandrindod Wells Powys LD1 6NU
Machynlleth Community	Approve	16/04/2019	19/0655/TRE	Works to trees in Conservation Area	20/05/2019	Reduction of 3x pine trees and fell 1x pine tree within a conservation area	Station House Railway Station Machynlleth Powys SY20 8BL
	Consent Section 106	01/03/2013	P/2013/0144	Full application	21/05/2019	Full: Erection of 29 dwellings, formation of vehicular access and roads, pedestrian and cycle pathways together with amenity space and playground area and associated works	Land Adjacent To Tan Y Bryn Aberystwyth Road Machynlleth Powys SY20 8TL
Meifod Community	Approve	23/01/2019	19/0034/FUL	Full Application	20/05/2019	Conversion of barn to a dwelling, alterations to access and all associated works (part retrospective)	Cae Glas Grwn-Amlwg Meifod Powys SY22 6DN

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	Approve	24/01/2019	19/0169/HH	Householder	21/05/2019	Erection of a first floor extension with balcony	Birches Farm Pentre'r-Beirdd Guilsfield SY21 9DP
	NMA Approved	05/04/2019	19/0582/NMA	Non-Material Amendment	23/05/2019	Non-material amendment to planning approval P/2017/1294 in respect of amending the ecological report for condition 17	Capel Ebenezer Meifod Powys SY22 5LN
Mochdre Community	Approve	18/04/2019	19/0344/DIS	Discharge of Condition	29/05/2019	Discharge of Condition No. 4 of planning approval 18/0292/FUL relating to a Tree Protection Plan.  Seeking discharge of the landscaping condition. Planting has already been taken place during the planting season.	Cwmrhiewdre Llaithddu Llandrindod Wells Powys SY16 4BW
Montgomery Community	Approve	12/04/2019	19/0464/FUL	Full Application	23/05/2019	Installation of a ground source heat pump and all associated works	Court Calmore Montgomery SY15 6HQ
Newtown And Llanllwchaearn Community	Approve	11/10/2018	18/0524/HH	Householder	03/06/2019	Erection of a rear first floor extension over the existing utility room and porch	Welstead Frankwell Street Newtown SY16 2BU

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Approve	17/01/2019	19/0094/LBC	Listed Building Consent	16/05/2019	Listed building consent for internal alterations involving formation of disability accessible WC including closing up of internal doorway; removal of staircase and flooring over first floor stairwell; construction of internal access ramps together with installation of ventilation duct outlet to rear elevation	16 Broad Street Newtown SY16 2NA
Approve	11/03/2019	19/0375/HH	Householder	28/05/2019	Demolition of existing garage structure to form 2no parking spaces and erection of new workshop building.	Llwynon East Llwynon Lane Newtown SY16 2EE
Approve	29/04/2019	19/0709/NMA	Non-Material Amendment	16/05/2019	Application for a non-material amendment to planning approval 19/0095/RES (Outline Permission P/2017/1263) to incorporate solar panels on south facing garage roof slopes & change of layout of plot 4 (Moving garage to other side of dwelling)	4 Church House Orchard Aberbechan Newtown SY16 3BH



## Delegated List

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Penybont Community	Approve	25/02/2019	19/0277/REM	Removal or Variation of Condition	29/05/2019	Section 73 for a variation of conditions 1 and 2 of planning approval RAD/2007/0350	The Ffaldau Waste Recycling Centre Llandegley Llandrindod Wells Powys LD1 5UD
	Approve	08/04/2019	19/0578/NMA	Non-Material Amendment	29/05/2019	Application for non material amendment to planning permission 18/0968/FUL for relocation of domestic garage/store	Geulan Penybont Llandrindod Powys LD1 5SR
Pen-y-bont Fawr Community	Approve	22/02/2019	19/0299/HH	Householder	03/06/2019	Erection of an extension, and alterations to garage	Hafan Deg 3 Y Ddol Pen-y-bont-fawr Oswestry Powys SY10 0NP
Presteigne Community	Approve	25/04/2019	19/0761/TRE	Works to trees in Conservation Area	23/05/2019	Application for works to trees within a Conservation Area	27 Hereford Street Presteigne Powys LD8 2AT

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Refused	05/04/2019	19/0542/FUL	Full Application	29/05/2019	Extension to caravan site involving siting of 3 no. residential static caravans including reconfiguration of 2 existing residential plots on existing caravan site to form 2 no. touring plots, formation of hardstanding and all associated works	Land At Rockbridge Park Disgoed Presteigne Powys LD8 2NF
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St. Harmon Community	Approve	20/12/2018	18/1175/DIS	Discharge of Condition	23/05/2019	Discharge of condition 4 of planning approval P/2017/0764	Bryn Titli Wind Farm North Of Rhayader South Of Llangurig Powys
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	Approve	18/02/2019	19/0211/FUL	Full Application	29/05/2019	Erection of 5 no. holiday cabins, store room, package treatment plant, car parking and associated works	Llawrllan Farm St Harmon Rhayader Powys LD6 5LU
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Trefeglwys Community	Approve	17/09/2018	18/0693/REM	Removal or Variation of Condition	28/05/2019	Section 73 application to remove condition 4 from planning permission P/2015/0633	PT Enclosure 7847 Phase 3 Trefeglwys Caersws Powys SY17 5PW
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	Approve	05/04/2019	19/0635/VAR	Discharge/Modification of S106	31/05/2019	Discharge of section 106 agreement attached to permission M/2002/1173 in relation to occupancy restrictions	Maes-yr-haf Llawr-y-glyn Caersws Powys SY17 5RQ
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## Delegated List

### 69 Applications

Tregynon Community	Approve	15/02/2019	19/0266/REM	Removal or Variation of Condition	04/06/2019	Section 73 application to vary condition 15 of permission P/2017/0810 relating to highway requirements	Dolymelinau Tregynon Newtown Powys SY16 3PS
	Approve	27/02/2019	19/0328/HH	Householder	16/05/2019	Erection of a single storey and first floor extension to dwelling	Brook Villa Tregynon Newtown SY16 3EX
	S106 Discharged	08/03/2019	19/0425/VAR	Discharge/Modificatio n of S106	21/05/2019	Discharge of Section 106 agreement attached to permission M/2001/0508 in relation to occupancy	6 Parc Hafod Newtown Powys SY16 3EQ
Welshpool Community	Approve	22/10/2018	18/0788/DIS	Discharge of Condition	17/05/2019	Discharge of Condition 12 (highways details - footways and estate road) from planning permission P/2018/0272	Land Adj Gallowstree Bank Gungrog Farm Welshpool Powys SY21 7HF
Whitton Community	Approve	01/04/2019	19/0588/FUL	Full Application	31/05/2019	Change of use of land for the creation of an outdoor riding arena.	Lake House Rhos-y-meirch Knighton Powys LD7 1PD
Yscir Community	Approve	10/04/2019	19/0419/FUL	Full Application	23/05/2019	Installation of 15 meter mast and 4 antennas and all associated works	Land At Battle Fach Battle Brecon Powys LD3 9RW

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## Delegated List

### 69 Applications

	Refused	29/04/2019	19/0705/NMA	Non-Material Amendment	23/05/2019	Application for a non-material amendment to planning approval P/2018/0451 to change the design of the building and for it to be used as a domestic gym (Rather than a swimming pool)	Siloam Shalom Aberyscir Brecon LD3 9NW
Ystradgynlais Community	Approve	16/11/2018	18/0789/DIS	Discharge of Condition	28/05/2019	Discharge of condition 3 of planning approval P/2016/0123 in relation to contaminated land report	309 Brecon Road Ystradgynlais Powys SA9 1QX
	Approve	19/02/2019	19/0254/HH	Householder	20/05/2019	Erection of a single story side and rear extension.	136 Tawe Park Ystradgynlais SA9 1GW
	Approve	28/02/2019	19/0373/HH	Householder	28/05/2019	Two storey rear and single storey side extension and upgrade of existing fenestration	23 Brecon Road Ystradgynlais Abertawe Powys SA9 1HE
	Approve	29/03/2019	19/0516/HH	Householder	20/05/2019	Erection of an extension	79 Dolfaen Ystradgynlais Powys SA9 1QS
	Approve	11/04/2019	19/0455/FUL	Full Application	28/05/2019	Change of use from residential (C3) to ancillary sleeping accommodation for Merlins (C1)	42 Commercial Street Ystradgynlais Powys SA9 1JH

**Application**                      **69**

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