

MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT COUNCIL CHAMBER, COUNTY HALL - COUNTY HALL ON THURSDAY, 1 AUGUST 2019

PRESENT

County Councillor E M Jones [Chair]

County Councillors L V Corfield, L George, H Hulme, G Jones, M J Jones, F H Jump, H Lewis, D R Price, P C Pritchard, E Vaughan, J Wilkinson, D H Williams, J Williams and R Williams

1. APOLOGIES

Apologies for absence were received from County Councillors K Lewis, I McIntosh, G Pugh, D Selby, K S Silk and G I S Williams.

2. MINUTES OF THE PREVIOUS MEETING

The Chair was authorised to sign as a correct record the minutes of the meeting held on 4 July, 2019.

Planning

3. DECLARATIONS OF INTEREST

(a) County Councillor G Jones declared a prejudicial interest in application 18/0779/FUL because he has a similar “live” planning application with the same agent.

County Councillor M J Jones declared a personal interest in application 19/0519/FUL because he is a LEA Governor of Welshpool High School.

(b) County Councillor M J Jones requested that a record be made of his membership of Churchstoke Community Council where discussion had taken place of matters for the consideration of this Committee and in which he took no part.

(c) The Committee noted that no Member (who is a member of the Committee) would be acting as ‘local representative’ in respect of any application on the agenda.

(d) The Committee noted that no Member (who is not a member of the Committee) would be speaking as the ‘local representative’ in respect of any application on the agenda.

4. PLANNING APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE

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

The Chair took the following application next to accommodate the public speakers.

4.1 19/0633/FUL Nantmel C In W School, Nantmel, Llandrindod Wells, LD1 6EL

Grid Ref: E: 303467 N: 266183

Valid Date: 16/04/2019

Community Council: Nantmel Community Council

Applicant: Mrs L Pearson

Location: Nantmel C In W School, Nantmel, Llandrindod Wells, LD1 6EL

Proposal: Conversion of school to form a single dwelling, to include alterations to existing access and associated works

Application Type: Full application

The Planning Officer advised that further information had been received from the Community Group the previous afternoon and officers had not had the opportunity to consider this and share the information with the Agent. In light of this Officers recommended the application be deferred.

It was moved and duly seconded to defer consideration of the application.

RESOLVED: that the application be deferred.	Reason for decision: To enable officers to consider the additional information received from the Community Group.
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4.2 Updates

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

County Councillor G Jones having declared an interest left the meeting room for the next application and County Councillor J Wilkinson moved to the public seating area as he had not been present at the previous meeting where the application had been considered. County Councillor F Jump moved to the public seating area as she had not participated in the site visit undertaken prior to the meeting.

4.3 18/0779/FUL Old Impton Farm , Mynd Road, Norton, Presteigne, LD8 2EN

Grid Ref: E: 329203 N: 267049

Valid Date: 17/10/2018

Community Council: Presteigne Town Council

Applicant: Mr Wilding

Location: Old Impton Farm, Mynd Road, Norton, Presteigne, LD8 2EN

Proposal: Erection of a poultry unit and associated works

Application Type: Full application

The Chair advised that the Committee had undertaken a site visit prior to the Committee meeting. The Principal Planning Officer advised that if the Committee was minded to approve the application the conditions were those contained in the update report.

Concerns were raised by Members regarding the proposed removal of the conifer trees and it was considered that these, which seem to be near their end of life, should be left and felled when the latter occurred. The Principal Solicitor reminded Members that the removal of the existing conifer plantation was recommended by the Built Heritage Officer in order to mitigate potential harm to the setting of the listed building as articulated within the Committee report. In response, the Built Heritage Officer advised that she was happy for nature to take its course and would not object if the requirement to fell the trees once they had come to the end of their life and replace with native species planting was included within the landscaping scheme to be secured by condition 5.

Members asked if there was a need for a bund utilising the earth dug from the site. The Principal Planning Officer advised that the landscaping plan in her opinion provided sufficient mitigation and therefore did not consider a bund to be necessary. She also advised that due to the site levels, it was not anticipated that there would be surplus earth and the applicant intended to utilise this in the construction of the poultry development.

It was moved and duly seconded that the application be approved subject to the conditions contained in the update report.

The Chair adjourned the meeting for ten minutes for officers to speak to a member of the public.

RESOLVED:	Reason for decision:
that the application be granted consent, subject to the conditions, set out in the update report which is filed with the	As officers recommendation as set out in the update report which is filed with the signed minutes.

signed minutes.	
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County Councillors G Jones, F Jump and J Wilkinson resumed their seats in the Committee.

4.4 19/0519/FUL Corndon Manor, White Grit, Minsterley, Shropshire, SY5 0JL

Grid Ref: E: 331772 N: 297412

Valid Date: 29/04/2019

Community Council: Churchstoke Community Council

Applicant: Miss Bethan Davies

Location: Corndon Manor, White Grit, Minsterley, Shropshire, SY5 0JL

Proposal: Change of use of a dwelling C3 to a care home C2

Application Type: Full application

Councillor G Frost, Churchstoke Community Council.

Mrs S Brown spoke as an objector.

Mr A Rose spoke as the Agent.

In response to questions the Highways Authority advised that they had requested further information from the applicant regarding traffic movements. They had reviewed this and advised that on average there would be no more traffic movements for the proposed usage compared to the current usage. As a result they had not made any comments on the application.

Comments were made about the proposed use of the dwelling and the impact of the potential users on the local community. The Solicitor reminded the Committee that it should only consider planning issues and the management of the proposed facility was not an issue for the Committee.

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

RESOLVED:	Reason for decision:
that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes.	As officers recommendation as set out in the report which is filed with the signed minutes.

County Councillor F Jump asked that her vote against the application be recorded.

4.5 19/0537/FUL Land at Moelygarth Pumping Station, Laundry Lane, Moelygarth, Y Trallwng, Powys

Grid Ref: E: 319866 N: 309680
Valid Date: 26/03/2019
Community Council: Guilsfield Community Council
Applicant: Severn Trent Water Ltd
Location: Land at Moelygarth Pumping Station, Laundry Lane, Moelygarth, Y Trallwng, Powys
Proposal: Installation of a replacement booster pumping station kiosk and parking/access area
Application Type: Full application

The Committee noted the update report.

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

RESOLVED:	Reason for decision:
that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes.	As officers recommendation as set out in the report which is filed with the signed minutes.

4.6 19/0745/DIS Village Hall, Sarn, Newtown, SY16 4EJ

Grid Ref: E: 320376 N: 290839
Valid Date: 03/05/2019
Community Council: Kerry Community Council
Applicant: Powys County Council
Location: Village Hall, Sarn, Newtown, SY16 4EJ
Proposal: Discharge of conditions 14 and 15 of planning consent 18/0922/RES in respect of a tree specification and hedgerow translocation method
Application Type: Discharge of Condition

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

RESOLVED:	Reason for decision:
that conditions be discharged.	As officers recommendation as set out in the report which is filed with the signed minutes.

4.7 19/0812/FUL Trevithel Court, Three Cocks, Brecon, Powys, LD3 0RY

Grid Ref: E: 315769 N: 236702

Valid Date: 24/05/2019

Community Council: Bronllys Community Council

Applicant: Mr David James

Location: Trevithel Court, Three Cocks, Brecon, Powys, LD3 0RY

Proposal: Erection of agricultural building for storage of silage

Application Type: Full application

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

RESOLVED:	Reason for decision:
that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes.	As officers recommendation as set out in the report which is filed with the signed minutes.

4.8 19/0815/CLP Welshpool High School, Gallowstree Bank, Welshpool, Powys, SY21 7RE

Grid Ref: E: 323223 N: 308147

Valid Date: 07/05/2019

Community Council: Welshpool Town Council

Applicant: Powys County Council

Location: Welshpool High School, Gallowstree Bank, Welshpool, Powys, SY21 7RE

Proposal: Section 192 application for a lawful development certificate for a proposed development: external window replacement

Application Type: Certificate of Lawfulness - Proposed

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

RESOLVED:	Reason for decision:
that the Certificate of Lawfulness be granted consent.	As officers recommendation as set out in the report which is filed with the signed minutes.

In response to comments the Planning Officer agreed to check the address on the application.

4.9 DIS/2018/0067 Llyswen, Powys, LD3 0YB.

Grid Ref: E: 312840 N: 238466

Valid Date: 09/04/2018

Community Council: Bronllys Community Council

Applicant: Powys County Council

Location: Llyswen, Powys, LD3 0YB.

Proposal: Discharge of conditions 8, 9, 10 and 11 of planning approval P/2016/0801

Application Type: Discharge of condition

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

RESOLVED:	Reason for decision:
that conditions be discharged.	As officers recommendation as set out in the report which is filed with the signed minutes.

5.	DECISIONS OF THE HEAD OF PROPERTY, PLANNING AND PUBLIC PROTECTION ON DELEGATED APPLICATIONS
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The Committee received for information a list of decisions made by the Head of Property, Planning and Public Protection during the period between 25 June 2019 and 23 July 2019.

The Committee noted that applications 19/0508/FUL [page 184] and 19/0506/FUL [page 187] had both been considered by the Committee at the previous meeting.

6.	APPEAL DECISION
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The Committee received a copy of the Planning Inspectorate's letter regarding the appeal in respect of application 18/0345/FUL - Penrhos Farm, Penrhos, Llansantffraid-ym-mechain, SY22 6QH. The Committee noted that the Inspector had dismissed the appeal.

The Committee noted that date of the next meeting.

County Councillor E.M. Jones
Chair