

Archived Decisions for the Portfolio Holder for Regeneration 2014



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ARCHIVED PORTFOLIO HOLDER DELEGATED DECISION

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Decisions taken by Individual Portfolio Holders

Councillor M.R. Harris
Portfolio Holder for Regeneration

Decisions Taken 3 February 2014

Letting of Brynbuarth

DECISION	Reason for decision:
That Mr Andrew Hough be offered the tenancy of Brynbuarth at the tendered rent.	Following interview conducted by Councillors Mrs R. Harris, E.A. Jones, G. Williams and Mrs E.M. Jones.

Letting of Maesgwyn Uchaf

DECISION	Reason for decision:
That Mr Glyn Norris be offered the tenancy of Maesgwyn Uchaf at the tendered rent.	Following interview conducted by Councillors Mrs R. Harris, E.A. Jones, G. Williams and Mrs E.M. Jones.

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Jeremy Patterson
Chief Executive/Prif Weithredwr

County Hall / Neuadd y Sir
Llandrindod Wells
Powys
LD1 5LG

23rd January 2014

Dear Member

Your attendance is requested at the meeting of an Interview Panel to be held in the Video Conference Room at Neuadd Maldwyn, Welshpool on Monday 3 February 2013 at 1.30 p.m.

Yours sincerely,

Jeremy Patterson

Chief Executive/Prif Weithredwr

AGENDA

- 1. APOLOGIES**
- 2. DECLARATIONS OF INTEREST**
- 3. CONFIDENTIAL MATTERS**

The Monitoring Officer has determined that categories 1 and 3 of the Access to Information Procedure Rules applies to the following item. His view on the public interest test (having taken account of the provisions of Rule 11.8 of the Council's Access to Information Rules) was that to make this information public would disclose personal data relating to an individual in contravention of the principles of the Data Protection Act. Because of this and since there did not appear to be an overwhelming public interest requiring the disclosure of personal data he felt that the public interest in maintaining the exemption outweighs the public interest in disclosing the information. Members are asked to consider these factors when determining the public interest test, which they must decide when considering excluding the public from this part of the meeting.

4. LETTING OF BRYNBUARTH, PENTREBEIRDD

To interview 4 applicants for the tenancy of Brynbuarth, Pentrebeirdd.

1.45pm – 1st interview

2.15pm – 2nd interview

3.00pm – 3rd interview

3.25pm – 4th interview

5. LETTING FOR THE TENANCY OF MAESGWYN UCHAF

3.55pm - interview

To interview 1 applicant for the tenancy of Maesgwyn Uchaf.

(Applications enclosed)

Distribution:

Councillor Rosemarie Harris

Councillor Arwel Jones

Councillor Gwilym Williams

Councillor Eldrydd Jones (Local Member)

Hugo Van-Rees

Minute Book

Decisions taken by Individual Portfolio Holders**Councillor M.R. Harris****Portfolio Holder for Regeneration and Planning****Decisions Taken 13 March 2014****Letting of Crow Wood Churchstoke**

DECISION	Reason for decision:
That Mr Nicholas Davies be offered the tenancy of Crow Wood at the tendered rent.	Following interview conducted by Councillors Mrs R. Harris, W.J. Evans, H. Lewis and M.J. Jones.

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Jeremy Patterson
Chief Executive/Prif Weithredwr

County Hall / Neuadd y Sir
Llandrindod Wells
Powys
LD1 5LG

6th March 2014

Dear Member

Your attendance is requested at the meeting of an Interview Panel to be held in the Video Conference Room at Neuadd Maldwyn, Welshpool on Thursday 13th March 2014 at 1.30 p.m.

Yours sincerely,

Jeremy Patterson

Chief Executive/Prif Weithredwr

AGENDA

- 1. APOLOGIES**
- 2. DECLARATIONS OF INTEREST**
- 3. CONFIDENTIAL MATTERS**

The Monitoring Officer has determined that categories 1 and 3 of the Access to Information Procedure Rules applies to the following item. His view on the public interest test (having taken account of the provisions of Rule 11.8 of the Council's Access to Information Rules) was that to make this information public would disclose personal data relating to an individual in contravention of the principles of the Data Protection Act. Because of this and since there did not appear to be an overwhelming public interest requiring the disclosure of personal data he felt that the public interest in maintaining the exemption outweighs the public interest in disclosing the information. Members are asked to consider these factors when determining the public interest test, which they must decide when considering excluding the public from this part of the meeting.

4. LETTING OF CROW WOOD, CHURCHSTOKE

To interview 4 applicants for the tenancy of Crow Wood Churchstoke.

2.15pm – 1st interview

2.40pm – 2nd interview

3.05pm – 3rd interview

3.30pm – 4th interview

(Applications enclosed)

Panel members wishing to look over the Holding before the interviews are asked to let Hugo Van Rees know whether they would like to meet at Crow Wood at 12.30 pm, or alternatively at Neuadd Maldwyn at 12.10 pm.

Distribution:

Councillor Rosemarie Harris

Councillor John Evans

Councillor Hywel Lewis

Councillor Michael Jones (Local Member)

Hugo Van-Rees

Minute Book

Decisions taken by Individual Portfolio Holders

Councillor M.R. Harris
Portfolio Holder for Regeneration

Decision Published 2 May 2014
Decision Effective 12 May 2014

Budget Virement

DECISION	Reason for decision
That the budget virements in respect of the Rural Housing Enabler budget be approved.	In accordance with Financial standing Orders.

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Powys County Council

for office use

REF
JOURNAL NO
JOURNAL NAME

Revenue Budget Virement Application Form

[Please see guidance notes on page 2532 of the Intranet]

To Head of Finance

From People (Directorate)

Housing (Service)

Ian Fraser (Dafydd Evans/ David Roffey Acting up) (Head of Service)

Terry Flynn (Budget Holder)

Date 16th April 2014

Details of Virement(please refer to notes to ensure all the relevant details are included and extend box to additional page if required)

'Discontinue funding 2 Rural Housing Enablers. This saving is for a full year and would discontinue the posts. However, there is sufficient underspend and carry forward to provide the funding for the 2 posts for 6 months, during this period the future of the function will be reviewed in order to establish if further Welsh Government funding can be obtained along with contributions from housing providers.'

I read the above as providing funding for 6 months

Regards

David

David Powell

Strategic Director - Resources

Is this virement Temporary or Permanent? *(delete as appropriate)*

Budget Increases

Description	RURAL HOUSING ENABLERS
Financial Code	HG655 9997
Existing Budget	£0
Increase Required	£ 53,340
Revised Budget	£ 53,340

Budget Reductions/ Increased Finance

Description	Balance Sheet ~ RHE
Financial Code	X0001 R200 HG655
Existing Budget	£ 53,340
Reduction/Increased Income	£-53,340
Revised Budget	£0

If new or additional grant received please provide further details

Description	
Grant Ref	
Duration of Grant	
Other Detail	

Budget Profile

Year	Budget Profile Detail
2014-15	03

Please provide detail, e.g. 12 equal instalments or 4 equal instalments from June 09 to Sept 09, etc., or attach details.

Other Financial Implications (future years capital/ revenue – Do not leave blank)

Any financial implications in relation to the two members of staff having their contracts terminated once scheme completes will needed to be funded from this allocation.

Approvals

Signatures

Required in all cases	Interim Head of Service		Date	29/4/14
Required in all cases	Head of Finance, and Corporate Performance		Date	29/4/14
£25,001 to £75,000	Portfolio Cabinet Member		Date	1.5.14
£75,001 - £300,000	Cabinet Minute Ref.	N/a	Date	_____
Over £300,000	County Council Minute Ref.	N/a	Date	_____

FMS Updated (office use only)

Accountant: Signature

Print Name

Date

Copy of Authorised form returned to Head of Service

Signature

Print Name

Date

Decisions taken by Individual Portfolio Holders

Councillor M.R. Harris
Portfolio Holder for Regeneration

Decision Published 20 May 2014

Decision Effective 19 May 2014

South Wales Regional Aggregates Working Party, Regional Technical Statement Review 2013 - 2014.

DECISION	Reason for Decision:
To endorse the first review of the Regional Technical Statement as appended to the report.	To confirm that Powys Minerals Planning Authority endorses the first review of the Regional Technical Statement.

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CYNGOR SIR POWYS COUNTY COUNCIL

REPORT

**For Delegated Decision by County Councillor Rosemarie Harris
Portfolio Holder for Regeneration**

21st March 2014

REPORT AUTHOR: Service Manager – Spatial Planning & Built Heritage

**SUBJECT: South Wales Regional Aggregates Working Party,
Regional Technical Statement Review 2013 - 2014.**

REPORT FOR: Decision

1. Summary

1.1 The purpose of this report is to confirm the Council's endorsement of the Regional Technical Statement review (RTS). Background on the RTS is contained in the Cabinet Report [C189 - 2013](#). The final edition for endorsement is attached as appendices to this report.

2. Proposal

2.1 The Portfolio Holder responsible for Planning Policy (currently Regeneration) was granted delegated authority by Cabinet on 10th September 2013 to endorse the RTS on behalf of the County Council (Cabinet agenda item [C189 - 2013](#)).

2.2 The County Council responded to consultation on the RTS in December 2013. Details of the response are in the delegated decision of the Portfolio Holder for Regeneration ([Volume 14 – 2013, Period ending 10 December 2013](#))

2.3 The Key issues addressed in the response were:

- a) Support for the crushed rock apportionment of 62.75 million tonnes over 25 years.
- b) Support for the land-won sand & gravel apportionment of nil.
- c) Suggesting a proposed approach to Minerals Safeguarding in LDPs.

2.7 No changes have been made to either the crushed rock or the land won sand and gravel apportionment following the consultation. This was confirmed at a meeting of the South Wales Regional Aggregates Working Party on 6th February 2014.

2.8 The proposed approach to minerals safeguarding in LDPs was considered by consultants preparing the RTS, however resulted in no changes; the RTS being a technical rather than policy document.

2.8 The Member forum to endorse the RTS will be held on 1st April 2014 in Llandrindod Wells. Subject to endorsement at the Member forum, the RTS will then be endorsed by the relevant Welsh Government Minister.

3. Powys Change Plan 2013-16

3.1 The two intended outcomes in the Change Plan most obviously related to the RTS are:

- People in Powys will enjoy a cleaner, safer and greener environment (p28)
- People in Powys benefit from a thriving diverse economy (p25)

4. Options Considered/Available

- 4.1 The options available are:
- a) To endorse the RTS.
 - b) To oppose the RTS.

5. Preferred Choice and Reasons

- 5.1 The preferred choice is to endorse the RTS.

5.2 It is considered that the crushed rock and land based sand and gravel apportionment is reasonable, supporting a more sustainable pattern of supply of aggregates in the region. The RTS will provide key evidence to inform the Deposit Local Development Plan.

- 5.3 The following statement should also be noted:

‘Where the local authorities involved are unable to reach agreement, or if individual local authorities do not accept the Regional Technical Statement, the Welsh Government will, as a last resort, consider its default powers to intervene in the planning process’.

([Mineral Technical Advice Note 1, Aggregates \(2000\)](#), paragraph A3).

6. Sustainability and Environmental Issues/Equalities/Crime and Disorder/Welsh Language

6.1 ‘The review of the Regional Technical Statement, in seeking a more sustainable pattern of the supply of aggregates will help to meet the Welsh Government’s overarching objective in planning for aggregates provision to ensure supply is managed in a sustainable way so that the best balance between environmental, economic and social considerations is struck, while making sure that the environmental and amenity impacts of any necessary extraction are kept to a level that avoids causing demonstrable harm to interests of acknowledged importance.’ [Mineral Technical Advice Note 1, Aggregates \(2000\)](#).

7. Children and Young People's Impact Statement - Safeguarding and Wellbeing

7.1 The RTS, in seeking a more sustainable pattern of the supply of aggregates, will help to minimise the environmental impacts of any necessary extraction, in the public interest including children and young people.

8. Local Member(s)

- 8.1 The RTS may be of interest to all Members.

9. Other Front Line Services

- 9.1 The RTS is of importance to Development Management for information purposes.

10. Support Services (Legal, Finance, HR, ICT, BPU)

- 10.1 Legal have been consulted and have no comments to make.

10.2 The Service Accountant commented that there are no financial implications.

11. Local Service Board/Partnerships/Stakeholders etc

11.1 On completion, the RTS should be reported to the LSB for information purposes.

12 Communications

12.1 On completion, the RTS should be brought to the attention of all Members and Heads of Service.

13 Statutory Officers

13.1 The Solicitor to the Council (Monitoring Officer) has commented as follows:

13.2 The Strategic Director, Resources (Section 151 Officer) notes the comments made by finance.

14. Members' Interests

The Monitoring Officer is not aware of any specific interests that may arise in relation to this report. If Members have an interest they should declare it at the start of the meeting and complete the relevant notification form.

15 Future Status of the Report

This section has not been completed because the report is not a confidential/exempt report.

Recommendation to the Portfolio Holder for Regeneration:	Reason for Recommendation:
To endorse the first review of the Regional Technical Statement as appended to this report.	To confirm that Powys Minerals Planning Authority endorses the first review of the Regional Technical Statement.

Relevant Policy (ies):			
Within Policy:	Y	Within Budget:	Y
Relevant Local Member(s):	Relevant to all Members – see Section 8 above		
Person(s) To Implement Decision:	Service Manager – Spatial Planning & Built Heritage		
Date By When Decision To Be Implemented:	19/3/2013		
Contact Officer Name:	Tel:	Fax:	Email:
Peter Morris	01874 612283	01874 612339	peter.morris@powys.gov.uk

Background Papers used to prepare Report:

[Board Report - Draft Regional Technical Statement \(Aggregates\). \(B45 – 2008\)](#)

[Regional Technical Statement \(RTS\) \(October 2008\)](#)

[Mineral Technical Advice Note 1, Aggregates \(2000\)](#)

[Powys Change Plan 2013-16](#)

Cabinet agenda item [C189 - 2013](#)

Delegated decision of the Portfolio Holder for Regeneration ([Volume 14 – 2013, Period ending 10 December 2013](#)).

RTS review documentation <http://www.swrawp-wales.org.uk/Html/rtsreview2013.html>

Decisions taken by Individual Portfolio Holders

Councillor M.R. Harris
Portfolio Holder for Regeneration

Decision Published 20 June 2014

Decision Effective 30 June 2014

Charging for Pre Planning Application Advice

DECISION	Reason for Decision:
1. That the charging schedule set out in Appendix 1 of the report be adopted (Option 1).	To enable the Authority to recover some of the cost of providing the pre application planning application advice service.
2. That delegated authority is given to the Head of Regeneration, Property and Commissioning to withdraw or amend the pre planning application advice service (Option 1).	To provide service flexibility.
3. That delegated authority is given to the Head of Regeneration, Property and Commissioning to withdraw or amend the pre planning application advice service (Option 1).	To comply with the Council's duty under the Local Government Act 2003 to ensure that the income from the service does not exceed the cost of provision.

Budget Virement

DECISION	Reason for Decision
To approve the budget virement for Rural Development budgets.	In accordance with Financial Standing Orders.

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CYNGOR SIR POWYS COUNTY COUNCIL.

REPORT

**For Delegated Decision by County Councillor Rosemarie Harris,
Portfolio Holder for Regeneration & Planning**

Date:

**REPORT AUTHOR: Gwilym Davies, Professional Lead – Development
Management**

SUBJECT: Charging for Pre Planning Application Advice

REPORT FOR: Decision

1. Summary

- 1.1 Development Management devotes considerable time and effort to offering pre planning application advice, seeing it as a key part of delivering a good planning service. It is not mandatory to seek advice prior to the submission of a planning application, nor is it a statutory requirement for the local planning authority to provide pre application advice.
- 1.2 The Local Government Act 2003 provides local authorities with the ability to charge for pre planning application advice. There are currently no fees or charges levied for the provision of this service to customers of Development Management.
- 1.3 This report seeks approval to introduce a charging schedule for the provision of pre planning application advice.
- 1.4 The introduction of a charge for the provision of pre planning application advice will ensure that at least some of the cost of providing the service is recovered.
- 1.5 It is recommended that delegated authority is given to the Head of Regeneration, Property and Commissioning to withdraw or amend the pre planning application advice service. This is to enable flexibility to adapt to changing circumstances and to comply with the Council's duty under the Local Government Act 2003 to ensure that the income from charges does not exceed the cost of provision.
- 1.6 It is suggested that a review of the pre planning application advice service be undertaken after twelve months of service provision.

2. Proposal

- 2.1 The continued cuts in funding for public services have had an impact on the Council's annual budget and ability to deliver services. Powys has received the lowest annual settlement from the Welsh Government for five years in succession with a 4.5% cut for 2014/2015.
- 2.2 Development Management devotes considerable time and effort to offering a pre application advice service, seeing it as a key part of delivering a good planning service. However, it is not a statutory requirement for the local planning authority to provide pre planning application advice.
- 2.3 The pre planning application advice service normally takes the following form:
- Identification of key planning policies.
 - Identification of key constraints.
 - Consultation responses from other Council services.
 - Identification of additional information/studies/surveys/reports likely to be required with the application.
 - Provision of information regarding potential planning obligations (Section 106 Legal Agreement).
 - An informal opinion of the likely outcome of the proposal.
- 2.4 The provision of a pre planning application advice service has the following principal benefits:
- It will identify those schemes which have little or no realistic chance of getting planning permission and highlight the 'show stopping' issues.
 - It will set out key issues that the proposed development will need to address.
 - It gives developers an opportunity to understand how policies will be applied.
 - It will potentially help to resolve any issues before the application is submitted thus making the process of getting planning permission smoother.
 - It will start to establish a working relationship with planning officers and other Council officers who will be involved in processing the application.
 - It will improve certainty for users of the planning system.
- 2.5 In 2013, Development Management received over 1,500 pre application requests for advice. Currently the Authority provides this service for free.

- 2.6 A recent Welsh Government study has identified that providing pre application planning advice takes up approximately 9% of planning officer time (Welsh Assembly Government - Study to Examine the Planning Application Process in Wales, 2010). This does not include the time allocated to pre application advice from planning technicians, planning clerks and other Council services.
- 2.7 As a result of cuts to the Council's budget, providing this discretionary pre planning application service with a reduced Development Management resource for free is starting to become unsustainable. Development management aims to follow other Council Departments and introduce charges for services previously provided for free as part of austerity measures.
- 2.8 In order to recover at least some of the cost of providing this discretionary service, the implementation of the charging schedule outlined in Appendix 1 is recommended. Please note that the Medium Term Financial Plan has specified an income of £30,000 against the introduction of pre planning advice for businesses.
- 2.9 Concern is expected from some residents/agents/developers regarding the introduction of charging. Although this is an important consideration the following evidence supports persevering with the introduction:
- At a recent Agents Forum meeting, the topic of charging for pre-application advice was discussed and agents were generally supportive of pre application charging. Agents noted that a number of neighbouring local authorities have been charging for this service for some time.
 - A Planning Advisory Service study into this issue reports: "Significantly, consultants report that clients are rarely if ever bothered by the charges; seeing these as a marginal addition to their development costs and a worthwhile investment if they help build up a working relationship with the local authority" (Planning Advisory Service. A material world: Charging for pre application advice).
 - In the recent report entitled 'Feedback Report on the 2014/2015 budget proposal discussions and engagement with the public: February 2014', charging for pre application advice was one of the proposals which attracted support from members of the public.

3. Powys Change Plan

The Council's pre planning application advice service needs to be delivered efficiently and effectively for residents and businesses. There are clear links with the Council's improvement priorities in relation to Council.

The proposal is consistent with the aspirations of the Powys Change Plan.

4. Options Considered/Available

Option 1:

To agree the attached charging schedule set out in Appendix 1 of this report. This will enable the Authority to recover at least some of the cost of providing the pre application planning advice service. Potential disadvantages include discouraging development in Powys.

That delegated authority be given to the Head of Regeneration, Property and Commissioning to withdraw or amend the pre planning application advice service in order to provide service flexibility and to comply with the Council's duty under the Local Government Act 2003 to ensure that the income from the service does not exceed the cost of provision.

Option 2:

Stop providing a pre planning application advice service and thereby make a saving in the use of limited staff resources. This would result in a poorer quality service to our customers, poorer quality applications and poorer quality developments.

Option 3:

Continue as existing. This option will not address the financial constraints faced by Development Management.

Option 4:

Set a different charging schedule to that set out in Appendix 1 of this report. This will enable the Authority to recover at least some of the cost of providing the pre application planning advice service. Potential disadvantages include discouraging development in Powys.

Amend the sought delegation to the Head of Regeneration, Property and Commissioning to withdraw or amend the service.

5. Preferred Choice and Reasons

Option 1:

To agree the attached charging schedule set out in Appendix 1 of this report with immediate effect. This will enable the Authority to recover at least some of the cost of providing the pre-application planning advice service. Potential disadvantages include discouraging developers from investing in Powys.

That delegated authority be given to the Head of Regeneration, Property and Commissioning to withdraw or amend the pre planning application advice

service in order to provide service flexibility and to comply with the Council's duty under the Local Government Act 2003 to ensure that the income from the service does not exceed the cost of provision.

6. Sustainability and Environmental Issues/Equalities/Crime and Disorder,/Welsh Language/Other Policies etc

Planning applications have the potential to have significant environmental and social impacts. The recommended course of action seeks to ensure that the process around the Council's involvement in such matters is sound.

7. Children and Young People's Impact Statement - Safeguarding and Wellbeing

It is considered that the proposals have limited, if any impact in this regard.

8. Local Member(s)

The pre application service will be implemented across the county. The proposal will therefore not have a particular effect on one or some electoral divisions.

9 Other Front Line Services

There are not considered to be any implications beyond those that already exist.

10. Support Services (Legal, Finance, HR, ICT, BPU)

The Service Accountant commented: The charging for pre-planning application advice will help the Authority reach savings targets within the medium term financial plan. It is important, however, to ensure that the cost of administering the scheme does not outweigh the benefits received.

Principal Solicitor (Planning): Legal have been consulted and confirm that the report is in compliance with the legislative frame work.

11. Local Service Board/Partnerships/Stakeholders etc

There are not considered to be any implications in this respect.

12. Communications

Communications Manager: The report is of interest to service users and public and requires a proactive news release post decision.

13. **Statutory Officers**

The Strategic Director, Resources (Section 151 Officer) notes the comments made by the Service Accountant and the contribution this will make to the financial position.

The Solicitor to the Council (Monitoring Officer) has commented as follows: "I note the legal comment and have nothing to add to the report".

14. **Members' Interests**

The Monitoring Officer is not aware of any specific interests that may arise in relation to this report. If Portfolio Holder has an interest she should declare it, complete the relevant notification form, and refer the report to Cabinet for a decision.

Recommendation:	Reason for Recommendation:
1. That the charging schedule set out in Appendix 1 of this report be adopted (Option 1).	To enable the Authority to recover some of the cost of providing the pre application planning application advice service.
2. That delegated authority is given to the Head of Regeneration, Property and Commissioning to withdraw or amend the pre planning application advice service (Option 1).	To provide service flexibility.
3. That delegated authority is given to the Head of Regeneration, Property and Commissioning to withdraw or amend the pre planning application advice service (Option 1).	To comply with the Council's duty under the Local Government Act 2003 to ensure that the income from the service does not exceed the cost of provision.

Relevant Policy (ies):			
Within Policy:	Y	Within Budget:	Y

Relevant Local Member(s):	All
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Person(s) To Implement Decision:	Professional Lead - Development Management
Date By When Decision To Be Implemented:	By August 2014

Contact Officer Name:	Tel:	Fax:	Email:
Gwilym Davies	01597 827344		gwilym.davies@powys.gov.uk

Background Papers used to prepare Report:



CHARGING FOR PRE PLANNING APPLICATION ADVICE: GUIDANCE NOTE

INTRODUCTION:

The Council encourages and welcomes the opportunity to provide advice before a planning application is submitted. It is not mandatory for you to seek advice prior to the submission of a planning application, nor is it a statutory requirement for the Local Planning Authority to provide pre planning application advice.

BENEFITS OF THE SERVICE:

- It will identify those schemes which have little or no realistic chance of getting planning permission and highlight the 'show stopping' issues. This will potentially save you time and money on a scheme that is unlikely to get planning permission.
- It will set out key issues that the proposed development will need to address.
- It gives you an opportunity to understand how policies will be applied to your development.
- It will potentially help to resolve issues before the application is submitted thus making the process of getting planning permission smoother.
- It will start to build and establish a working relationship with planning officers and other council officers who will be involved in processing your application.
- It will improve certainty for users of the planning system.

PRE APPLICATION ADVICE WILL NOT:

Guarantee planning permission or a formal view of the Planning, Taxi Licensing and Rights of Way Committee. This is principally because:

- Applications are subject to a wider consultation process than at pre-application enquiry;
- Issues may come to light that were unknown at the time of giving the pre application advice;
- The views given will be current at the time of giving the advice, but changes in planning circumstances and policy will need to be taken into account when the application is decided;
- A percentage of applications will be decided by the Planning, Taxi Licensing and Rights of Way Committee, which is made up of elected Members. Whilst the Committee will have an officers report and recommendation to consider, Members may decide to give different weight to key issues and other material considerations, in arriving at their decision.

WHAT ARE THE CHARGES?

The relevant charges are set out below. The introduction of charges will ensure that some of the cost of providing this service is recovered directly from the service users, rather than being subsidised by council tax payers generally.

WHAT YOU NEED TO SUBMIT:

All enquiries must be made in writing, by letter or email. As a minimum the following information must be provided to validate the enquiry:

- Your contact details (Name, title and full address). Please include telephone numbers and an email address if available.
- Full site address.
- Location plan (Scale 1:1250 or 1:2500) with the site outlined clearly in red and adjoining land (preferably with a north point). It is recommended that a blue line is drawn on the plan around any other land under the same ownership.
- Site ownership details.
- Confirmation of the current or last use of the site.
- Description of the proposed development (use, nature and scale).
- The appropriate fee (payment by debit card is preferable).

Please note that the more information you can give us, the more accurate and helpful our response can be. Vague proposals can receive only vague advice. Additional information which may potentially help enquiries includes:

- Sketch drawings providing details of the proposal (preferably to a scale with a north point).
- Photographs of the site and surrounding area.
- Access and parking details.
- Preliminary ecological, landscape, contamination, flood, retail, noise and transport assessments if available.

WHAT SERVICE WE WILL PROVIDE:

Acknowledgement:

An acknowledgement will be sent within 5 working days of a valid enquiry/request being received by Development Management. The acknowledgement will confirm the Case Officer and the enquiries allocated reference number.

Development Types: Householder Development, 1 Dwelling (Site area less than 0.1 hectare), 2-5 Dwellings (Site area 0.1 – 0.49 Hectare), Minor Commercial Development, Single wind turbines up to 30 metres in height, Single wind turbines up to 50 metres in height, Advertisements.

The following service will be provided for valid enquiries:

- Identification of key planning policies.
- Identification of key constraints.
- Consultation responses (where required) received from other Council services.

- Identification of additional information/studies/surveys/reports likely to be required with your application.
- Information regarding potential planning obligations (Section 106 Legal Agreement).
- Information regarding other organisations that should be contacted for their advice prior to the submission of an application, e.g. Natural Resources Wales, Welsh Government.
- An informal opinion of the likely outcome of your proposal.

Development Management will aim to provide the above advice within 20 working days. If it appears that for any reason that it will not be possible to meet the target response time, the Case Officer will contact you to seek agreement on an extension of time.

Development Types: 6-9 Dwellings (Site area 0.5 – 0.99 hectare), 10+ Dwellings (Site area 1.0+ hectares), Major Commercial Development

The following service will be provided for valid enquiries:

- Identification of key planning policies.
- Identification of key constraints.
- Consultation responses (where required) received from other Council services.
- Identification of additional information/studies/surveys/reports likely to be required with your application.
- Information regarding potential planning obligations (Section 106 Legal Agreement).
- Information regarding other organisations that should be contacted for their advice prior to the submission of an application, e.g. Natural Resources Wales, Welsh Government.
- An informal opinion of the likely outcome of your proposal.

Development Management will aim to provide the above advice within 25 working days. If it appears that for any reason that it will not be possible to meet the target response time, the Case Officer will contact you to seek agreement on an extension of time.

From validation up to 15 working days from the date of the above written advice is issued a meeting can be requested in writing (email is acceptable). In such circumstances the Case Officer will aim to arrange a meeting within 20 working days of receipt of the request. Attendance of other Council officers at the meeting will be at the Case Officer's discretion. The attendance of other Council officers at meetings cannot be guaranteed. Please note that only one written advice will be provided by Development Management. If the meeting takes place after the written advice has been issued, the Case Officer will only provide notes from the meeting.

Office and Site Meetings

The Case Officer will aim to arrange a meeting within 20 working days of receipt of the meeting request. Attendance of other Council officers at the meeting will be at the Case Officer's discretion. The attendance of other Council officers at meetings cannot be guaranteed.

Development Management will aim to provide concise meeting notes within 15 working days of the meeting date. If it appears that for any reason that it will not be possible to meet the target response time, the Case Officer will contact you to seek agreement on an extension of time.

WHAT WILL HAPPEN IF YOU SUBMIT AN APPLICATION BASED ON THIS ADVICE?

The Council will seek to ensure that:

- The Officers who provide the pre application advice will where possible, process the application.
- Any pre application advice is carefully considered in reaching a recommendation on an application.

GENERAL INFORMATION:

Meetings will only be arranged where requested in accordance with the Service Standard. No refund or reduction in the fee will be available should a meeting not be taken up. There will be a presumption that meetings will take place at Council offices. Development Management may exceptionally vary this to allow a request for a meeting on site or outside the Councils offices. The attendance of internal consultees cannot be guaranteed.

Consultee responses from other Council services cannot be guaranteed.

In cases where mixed use developments falling within different categories are proposed, the fee will be based upon calculating the total for each element of the proposal.

In cases where you have requested that the Council provide pre application advice on multiple sites, it will be at the Professional Lead for Development Management's discretion to break your request down into multiple requests and charge multiple fees as appropriate.

Any advice given by Council officers for pre application enquiries does not infer any formal decision by the Local Planning Authority. Any views or opinions are given without prejudice to the formal consideration of any planning application.

The final decision on any application that you may subsequently make can only be taken after the Authority has consulted local people, statutory consultees and all other interested parties. The final decision on an application will be made by the Planning, Taxi Licensing and Rights of Way Committee or under delegated powers in accordance with the Authority's approved scheme of delegation and will be based on all of the information at that time. You should therefore be aware that Officers cannot guarantee the final formal decision that will be made on your application(s).

Any pre application advice that has been provided will be carefully considered in reaching a decision or recommendation on a subsequent application, subject to the proviso that circumstances and information may change or come to light that could alter that position.

Due to changes in planning policies, legislation and case law, the relevance of the pre application advice may decline over time.

The Council has the right to decline a request for pre application advice where it is not considered either appropriate or necessary.

FREEDOM OF INFORMATION AND ENVIRONMENTAL INFORMATION REGULATIONS:

Pre application advice information may be subject to requests under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004. If you consider that the information you provide is commercially sensitive or should be confidential for other reasons, and therefore not subject to the disclosure requirements, you should include a statement to this effect and the reasons for it as part of your written submission. The Council will endeavour to ensure confidentiality but any such request must be marked confidential and must clearly state demonstrable issues of commercial sensitivity or other significant reasons why this information may not be made public. You should take legal advice if you have any concerns regarding this matter.

PAYMENT METHODS:

- By card: Please contact Development Management. This method is preferable.
- By cheque: Please make all cheques payable to Powys County Council. If separate from the written correspondence, please provide a covering letter setting out your name and the address of the development site to which the fee relates.

USEFUL CONTACT DETAILS AND WEBLINKS

Address:

Development Management
Powys County Council
The Gwalia
Ithon Road
Llandrindod Wells
LD1 6AA

Development Management Telephone Numbers:

- 01597 827169
- 01938 551257

Development Management Email Address:

planning.services@powys.gov.uk

Powys County Council Website:

<http://www.powys.gov.uk/>

Welsh Government – Planning Website:

<http://wales.gov.uk/topics/planning/?lang=en>

SCHEDULE OF CHARGES FOR PRE PLANNING APPLICATION ADVICE

Development Type		Free pre application advice	Fee (£ including VAT)
Householder Development		-Free pre application advice available on Council website. -Free general non-site specific advice from planning officer. Verbal advice only.	£60
Residential Development (including conversions and changes of use) The fee will be calculated on the basis of the number of dwellings proposed. If no number is specified then the site area will determine the fee.			
1 dwelling	Site area less than 0.1 hectare	Free pre application advice available on Council website.	£120
2-5 dwellings	Site area 0.1 – 0.49 Hectare	Free pre application advice available on Council website.	£240

6-9 dwellings	Site area 0.5 – 0.99 hectare	Free pre application advice available on Council website.	£720
10+ dwellings	Site area 1.0+ hectares	Free pre application advice available on Council website.	£1200
Commercial Development			
Minor Development: (The provision of a building or buildings where the floor space to be created by the development is less than 1000 square metres or development carried out on a site having a area of less than 1 hectare) (With the exception of wind turbines)			£120
Major Development: (The provision of a building or buildings where the floor space to be created by the development is 1000 square metres or more or development carried out on a site having an area 1 hectare or more) (With the exception of wind turbines)			£1200
Advertisements			£60
Wind Turbine Developments			
Single wind turbine up to 30 metres in height		Free advice available on Welsh	£120

	Government website.	
Single wind turbine 30 metres to 50 metres in height	Free advice available on Welsh Government website.	£240
All other wind turbine developments	Free pre application planning advice available on Welsh Government website.	Fee and service provision to be agreed. Please contact Development Management.
Determination as to whether a planning application is required.	Free general non-site specific advice from planning officer. Verbal advice only.	Lawful Development Certificate (please see planning application fee sheet).
Mineral and Waste Developments		Fee and service provision to be agreed. Please contact Development Management.
Local Authority Search (Planning History Searches)		Please contact Powys County Council Land Charges. Telephone: 01938 551111 or 01938 551237 Email: land.charges@powys.gov.uk
Built Heritage Advice		Fee and service provision to be agreed. Please contact Development Management
Office Meeting		£30
Site Meeting		£60

Exemptions:

- Advice to Town and Community Councils relating to their statutory functions.
- Advice to non-profit making charitable organisations.
- Enquiries made by a person who is registered as disabled – where the development is to benefit this person, except where a new dwelling is proposed.
- Enquiries made relating to the discharge of conditions – except for advice on Reserved Matters linked to Outline planning.
- General advice relating to how to submit a planning application.
- Advice to Registered Social Landlords in respect of 100% affordable housing schemes.

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Capital Budget Virement Application Form*[Please see guidance notes on page 2532 of the Intranet]*3012
BJ4 CAP BUD 038.

To Head of Finance

From Places (Directorate)Regeneration, Property & Commissioning (Service)Susan Bolter (Head of Service)Louise White (Budget Holder)Louise White (Project Manager)Date 10 June 2014**Details of Virement** (please refer to notes to ensure all the relevant details are included and extend box to additional page if required)

Create Rural Development budgets for 2014/15 as per instructions from Louise White (see attached).

These projects are completely grant funded.

New Scheme Name Various Job Code _____

Budget Increases

Scheme Name						
Job Code						
	Total Cost	Prior Years	2012-13	2013-14	2014-15	Future Years
	£	£	£	£	£	£
Existing Budget	0.00				0.00	
Revised Budget	126,621.00			0.00	126,621.00	
Increase Required	126,621.00	0.00	0.00	0.00	126,621.00	0.00

Financing




Name of Scheme Reduced						
Job Code						
	Total Cost	Prior Years	2012-13	2013-14	2014-15	Future Years
	£	£	£	£	£	£
Existing Budget	0.00					
Revised Budget	0.00					
Decrease Required	0.00	0.00	0.00	0.00	0.00	0.00

Other Financial Implications (e.g. future years capital & revenue – must not be left blank)

None

Approvals

Signatures

In all cases	Head of Service		Date	11/6/14
In all cases	Head of Finance		Date	11/6/14
£25,001 - £75,000	Portfolio Cabinet Member		Date	16.6.14
£75,001 - £300,000	Cabinet Minute Ref.		Date	
Over £300,000	Council Minute Ref.		Date	

FMS Updated (office use only)

Accountant: Signature

Print Name

Date

Copy of Authorised form returned to Head of Service

Signature

Print Name

Date

Barbara Jones (CSP - Financial Services)

From: Louise White (CSP - Financial Services)
Sent: 09 June 2014 11:40
To: Barbara Jones (CSP - Financial Services)
Subject: 2014/15 RDP Capital Budget Requirements
Attachments: RR119 Axis 3 Farm Diversification - 2014_15 Capital Budgets.xls; RR120 - Axis 3 Sustainable Tourism - 2014_15 Capital Budgets.xls; RR122 Axis 4 Farm Diversification - 2014_15 Capital Budgets.xls; RR123 Axis 4 Business Innovation - 2014_15 Capital Budgets.xls; RR124 Axis 4 Innovative Tourism - 2014_15 Capital Budgets.xls; RR125 Axis 4 Community Resilience - 2014_15 Capital Budgets.xls; RR126 Axis 4 Cultural Heritage - 2014_15 Capital Budgets.xls; RR127 - Offas Country Tourism - 2014_15 Capital Budgets.xls

Importance: High

Hi Barbara,

I've revised the capital budgets for the RDP projects & have attached budget spreadsheets showing budget requirements for 2014/15 & monthly profiles. As I mentioned before, all of the projects will be finished this financial year and should really be all spent up by the end of this calendar year. Please see an overview of budget requirements below (these are the full budgets required, I have not taken off any under spend b/fwd from last year): -

RR119 Axis 3 Farm Diversification - £50,000

RR120 Sustainable Tourism Powys - £50,000

RR122 Axis 4 Farm Diversification - £0

RR123 Business Innovation - £0

RR124 Innovative Tourism - £22,000 (new cost centre in process of being set up)

RR125 Community Resilience - £655

RR126 Cultural Heritage - £0

RR127 Offa's Country (Glasu/Tourism) - £3,966

Please let me know if you have any questions regarding the above.

Best wishes,

Louise

Louise White

Senior Accountancy Assistant/Uwch Gynorthwyydd Cyfrifeg,

Powys County Council/Cyngor Sir Powys

Unit 8/Uned 8,

Antur Gwy,

*Park Road/Ffordd y Parc,
Builth Wells/Llanfair ym Muallt,
Powys
LD2 3BA*

*Phone/Ffon: 01982 551283
Mobile/Symudol: 07500 553239*

Decisions taken by Individual Portfolio Holders**Councillor M.R. Harris****Portfolio Holder for Regeneration and Planning****Decisions Published 1 July 2014****Decisions Effective from 8 July 2014****Budget Virement**

DECISION	Reason for Decision:
To approve the budget virement in respect of REFFCUS budgets.	In accordance with Financial Standing Orders

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Capital Budget Virement Application Form

[Please see guidance notes on page 2532 of the Intranet]

To Head of Finance

From Places (Directorate)

Regeneration, Property & Commissioning (Service)

Susan Bolter (Head of Service)

Peter Morris/Jenni Thomas (Budget Holder)

Various (Project Manager)

Date 9 June 2014

Details of Virement (please refer to notes to ensure all the relevant details are included and extend box to additional page if required)

Roll forward/back REFFCUS budgets as per the attached list.

These are all schemes which involve giving grants to other organisations to further the cause of regeneration in this area.

The first being community enablement and the rest being given to renovate historical buildings. There are differing rules regarding these grants but they usually involve some kind of match funding by the applicant.

New Scheme Name Various

Job Code _____

Budget Increases

Scheme Name						
Job Code						
	Total Cost	Prior Years	2012-13	2013-14	2014-15	Future Years
	£	£	£	£	£	£
Existing Budget	0.00				0.00	
Revised Budget	119,595.70			0.00	119,595.70	
Increase Required	119,595.70	0.00	0.00	0.00	119,595.70	0.00

Financing

Name of Scheme Reduced						
Job Code						
	Total Cost	Prior Years	2012-13	2013-14	2014-15	Future Years
	£	£	£	£	£	£
Existing Budget	0.00					
Revised Budget	0.00					
Decrease Required	0.00	0.00	0.00	0.00	0.00	0.00

Other Financial Implications (e.g. future years capital & revenue – must not be left blank)

None

Approvals

Signatures

In all cases	Head of Service		Date	
In all cases	Head of Finance		Date	
£25,001 - £75,000	Portfolio Cabinet Member		Date	
£75,001 - £300,000	Cabinet Minute Ref.		Date	
Over £300,000	Council Minute Ref.		Date	

FMS Updated (office use only)

Accountant: Signature

Print Name

Date

Copy of Authorised form returned to Head of Service

Signature

Print Name

Date

Decisions taken by Individual Portfolio Holders

Councillor M.R. Harris
Portfolio Holder for Regeneration

Decision Taken 10 July 2014
Decision Published 14 July 2014
Decision Effective 22 July 2014

Powys Local Development Plan – Deposit Plan and Assessment Reports Amendments

DECISION	Reason for Decision:
<p>To approve of the following amendments to the Deposit LDP and associated assessments for consultation purposes:</p> <ul style="list-style-type: none"> • Additional land forming part of candidate site No. 1094 should be allocated for housing in Boughrood (Appendix 1). • Additional land forming part of candidate site No. 1106 should be allocated for housing in Bronllys (Appendix 2). • Additional land forming part of candidate site No. 1108 should be allocated for housing in Llyswen (Appendix 1). • The site capacity of housing allocation P10 HA1 in Carno should be amended from 5 to 13. 	<p>To comply with:</p> <ul style="list-style-type: none"> • The Town & Country Planning (Local Development Plan) (Wales) Regulations, 2005 • Environmental Assessment of Plans and Programmes (Wales) Regulations 2004. • The Conservation of Habitats and Species Regulations 2010. • The LDP Delivery Agreement.

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CYNGOR SIR POWYS COUNTY COUNCIL
DELEGATED PORTFOLIO HOLDER REPORT

3rd July 2014

REPORT AUTHOR: County Councillor M.R. Harris
Portfolio Holder for Regeneration and Planning

SUBJECT: Powys Local Development Plan – Deposit Plan and
Assessment Reports Amendments

REPORT FOR: Decision

1. Summary

1.1. On the 27th May 2014 Powys County Council approved the following documents for public consultation purposes:

- (a) The Powys Local Development Plan Deposit Plan:
 - Volume 1 – Written Statement - Appendix 1
 - Volume 2 – Proposals and Inset Maps – Appendix 2
- (b) The Habitats Regulations Assessment Report (HRA) – Appendix 3
- (c) The Environmental Report (Strategic Environmental Assessment) – Appendix 4
- (d) The Sustainability Appraisal Report (SA) – Appendix 5.

1.2 During the Powys County Council meeting on the 27th May 2014, having heard the officers' presentation and debated various parts of the Plan, the Council resolved to make the following amendments, described as follows in the minutes:-

'8. Inset Maps

RESOLVED that proposed site P58 HA9 be removed from Inset Map P58E.

RESOLVED that the Portfolio Holder for Regeneration and Planning be given delegated authority to deal with site specific issues with local members, including a replacement allocation for the allocated site removed in Ystradgynlais.'

1.3 This report sets out any site specific issues that have been considered by the portfolio holder and that have resulted in further amendments to documents listed (a) to (d) in paragraph 1.1 of this report.

2. Proposal

2.1 Following the removal of site P58 HA9, a replacement allocation for Ystradgynlais has not been identified.

2.2 Following discussions between officers, relevant local members and the portfolio holder, it was agreed that the following amendments should be made:

- Additional land forming part of candidate site No. 1094 should be allocated for housing in Boughrood (See Appendix 1).
- Additional land forming part of candidate site No.1106 should be allocated for housing in Bronllys (See Appendix 2).

- Additional land forming part of candidate site No.1108 should be allocated for housing in Llyswen (See Appendix 1).

2.3 It is also proposed that the following site density change should be made:

- The site capacity of housing allocation P10 HA1 in Carno should be amended from 5 to 13 to reflect the agreed housing density figure of 25+ units per hectare for large villages identified in Policy H3 of the LDP.

2.4 The changes listed in para 2.2 will result in amendments to the following documents:

- Inset maps for Boughrood & Llyswen and Bronllys.
- Table 4 – LDP’s Housing Provision and Appendix 1 of the Written Statement
- Sustainability Appraisal Report
- Habitat Regulations Assessment Report
- Strategic Environmental Assessment Report

3. One Powys Plan

3.1 The One Powys Plan 2014-17, which incorporates the Powys Change Plan, sets out 5 priorities:

- Integrated health and adult social care.
- Children and Young People.
- Transforming learning and skills.
- Stronger, safer and economically viable Communities.
- Financially balanced and fit for purpose public services.

3.2 The LDP can support and facilitate each of the above priorities, as well as some of the actions and outcomes of the One Powys Plan where there are land use and development implications. Specific reference is made in the One Powys Plan to the LDP under the priority of **Stronger, safer and economically viable communities** which states the following action: “Align the Local Development Plan to ensure it provides a sustainable infrastructure that underpins the delivery of the One Powys Plan”. The LDP will also be tested at Public Examination to ensure it has had regard to the One Powys Plan.

3.3 The principal risks are the failure to prepare the LDP in accordance with the Delivery Agreement and the various statutory regulations covering LDP preparation and assessments. This could leave the LDP and its preparation process open to a legal challenge and costs. It could leave the Council without an adopted development plan so that future decisions on planning applications are potentially based on out-of-date policies that do not reflect the needs of the County.

4. Options Considered/Available

4.1 Preparation of the LDP is a statutory duty. There is the option not to make the amendments set out above, although they have the potential to result in additional objections to the deposit plan during consultation and further amendments at a focussed changes stage. Options for site allocations have been considered and debated with the involvement of the LDP Working Group, at the members Seminar and by involving as many interests in the preparation process as possible. Options for amendments to site allocations have been considered by the portfolio holder.

5. Preferred Choice and Reasons

5.1 The proposed amendments set out in section 2 are the preferred choice. It is based on evidence of need and has taken account of stakeholder involvement as far as reasonably practicable. The amended Deposit Draft LDP and assessment reports will be published for a statutory 6 week period of public consultation starting on 28th July 2014. Any comments received during the consultation period will be considered by the Council. Further stages of the LDP process, including an Examination in Public planned for 2015, are set out in the LDP Delivery Agreement.

6. Sustainability and Environmental Issues/Equalities/Crime and Disorder/Welsh Language/Other Policies etc

6.1 The Deposit Draft LDP and the proposed amendments have been informed by various assessments as appended which seek to ensure the plan has been prepared having regard to its impact on and ability to address matters / issues of sustainability, the environment, equalities, etc. The plan for instance aims to contribute to sustainable development and to enhance the environment. It also includes policies that seek to support Welsh Language in Welsh speaking strongholds and to reduce crime through good design.

6.2 In 2015 the LDP will be subject to Public Examination by a Planning Inspector who will test the plan for 'soundness'. The soundness tests include tests on sustainability and consistency with other relevant strategies.

7. Children and Young People's Impact Statement - Safeguarding and Wellbeing

7.1 The plan includes objectives and policies that seek to facilitate healthy, sustainable living environments and places for the wellbeing of the County's population as a whole. The protection and provision of play and open spaces are one example where the LDP can support the well-being of children. Preparing and testing the Powys LDP through the assessment processes ensures that human health and wellbeing are considered.

8. Local Member(s)

8.1 The Powys LDP will directly affect all those Members with wards, either wholly or partly, located in Powys outside the Brecon Beacons National Park. Those Members with wards entirely within the National Park may be indirectly affected by nearby proposals.

8.2 Proposed amendments set out in section 2 has been discussed with the relevant local members for the wards directly affected by the changes.

9. Other Front Line Services

9.1 The LDP has the potential to impact on all service areas in a number of possible ways e.g. where services have a 'land use' requirement, or where service delivery is impacted on by the levels of development and growth being planned. Three Portfolio Holders are represented on the LDP Working Group.

10. Support Services (Legal, Finance, HR, ICT, BPU)

10.1 The Principal Solicitor (Planning) has commented as follows: "This report appears to be in accordance with the time table set out in the LDP Delivery Agreement and in accordance with legislative requirements".

10.2 Finance – There are no financial implications relating to the recommendations in this report.

11. Local Service Board/Partnerships/Stakeholders etc

11.1 The Deposit Local Development Plan has the potential to impact on the Local Service Board, partnerships and stakeholders in a number of possible ways e.g. where services have a 'land use' requirement, or where service delivery is impacted on by the levels of development and growth being planned. The LDP process is a statutory process which provides informal and formal opportunities for engagement and involvement. The individual partnership organisations of the LSB will have the opportunity to comment on the Deposit Draft LDP during its public consultation period.

12. Communications

12.1 The consultation on the Deposit Draft LDP and Assessment reports will need to be communicated as widely as possible and must comply with regulatory requirements and the involvement processes set out in the LDP Delivery Agreement (local advertisement, website and deposit locations, press release, public exhibitions / meetings).

13.1 Statutory Officers

13.1.1 The Solicitor to the Council (Monitoring Officer) has commented as follows: “ I note the legal comment and have nothing to add to the report.

13.1.2 Strategic Director, Resources (Section 151 Officer) notes the comments made by Finance.

Recommendation:	Reason for Recommendation:
To approve of the following amendments to the Deposit LDP and associated assessments for consultation purposes: <ul style="list-style-type: none"> • Additional land forming part of candidate site No. 1094 should be allocated for housing in Boughrood (Appendix 1). • Additional land forming part of candidate site No. 1106 should be allocated for housing in Bronllys (Appendix 2). • Additional land forming part of candidate site No. 1108 should be allocated for housing in Llyswen (Appendix 1). • The site capacity of housing allocation P10 HA1 in Carno should be amended from 5 to 13 	To comply with: <ul style="list-style-type: none"> • The Town & Country Planning (Local Development Plan) (Wales) Regulations, 2005 • Environmental Assessment of Plans and Programmes (Wales) Regulations 2004. • The Conservation of Habitats and Species Regulations 2010. • The LDP Delivery Agreement.

Relevant Policy (ies):	One Powys Plan 2014-17		
Within Policy:	Y	Within Budget:	Y
Relevant Local Member(s):	Relevant to all Members – see Section 8 above		

Person(s) To Implement Decision:		Service Manager – Spatial Planning & Built Heritage	
Date By When Decision To Be Implemented:		3 rd July 2014	
Contact Officer Name:	Tel:	Fax:	Email:
Peter Morris	01874 612283	01874 612339	Peter.morris@powys.gov.uk

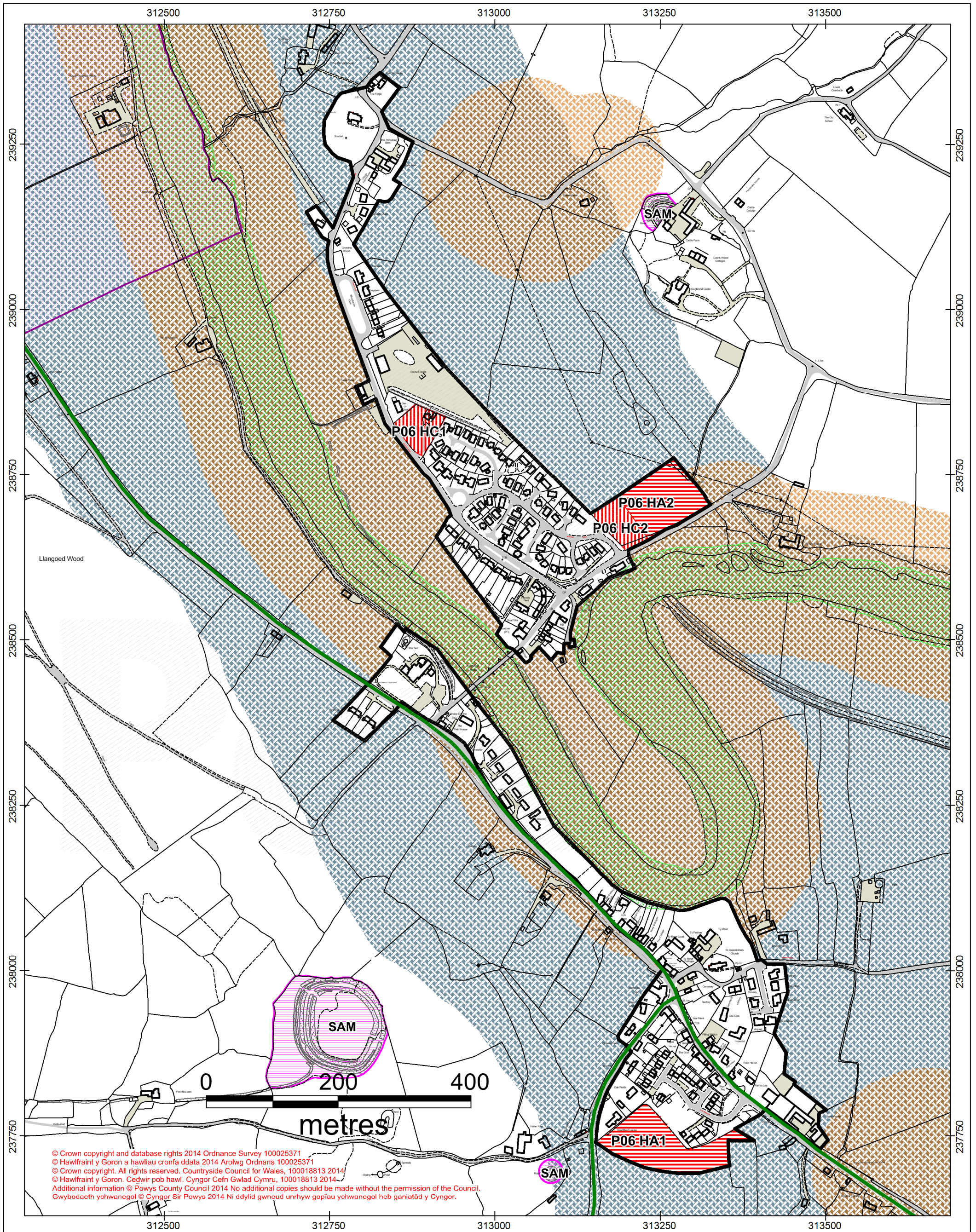
Background Papers used to prepare Report:

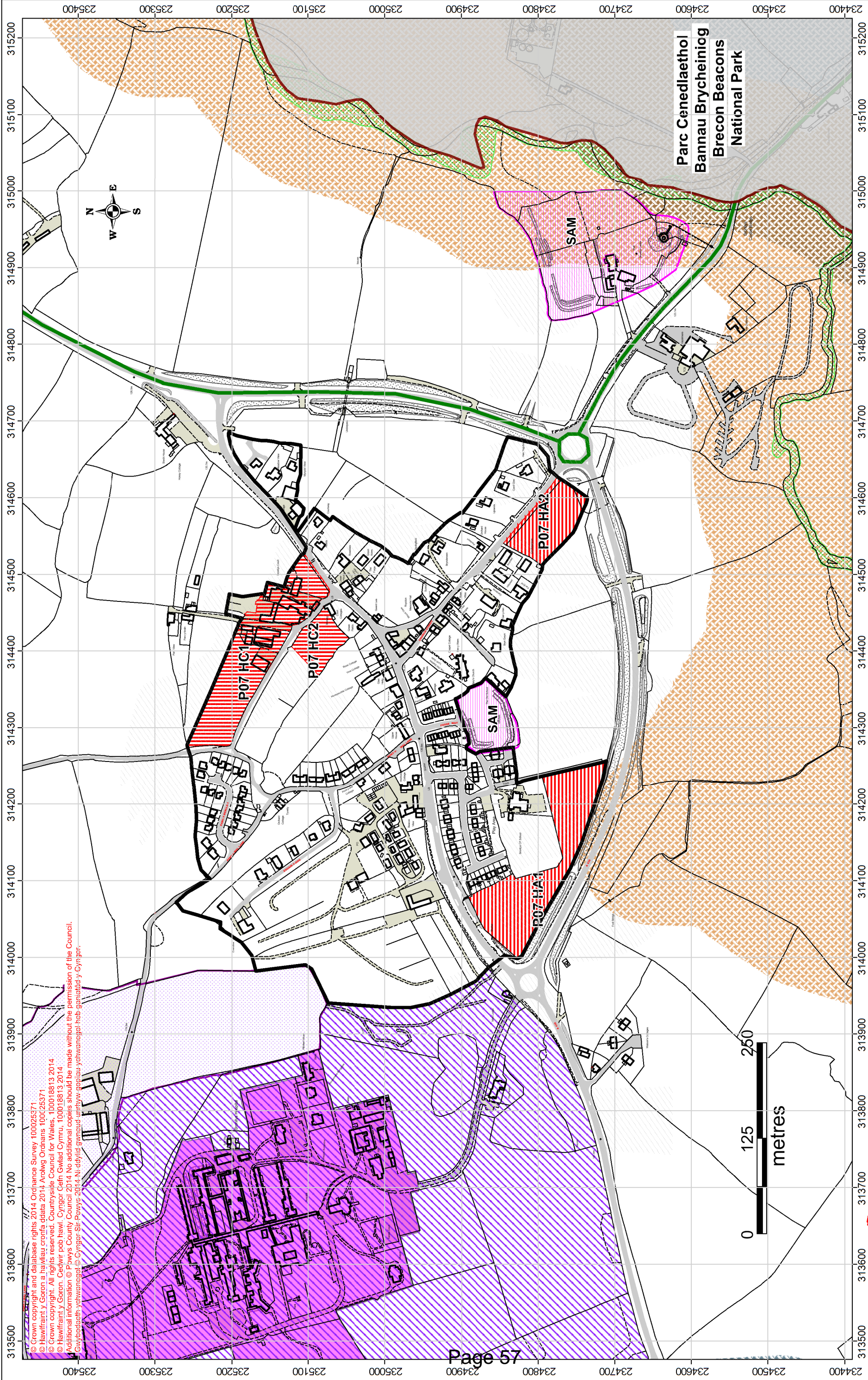
Previous Cabinet (20th May 2014) and Full Council (27th May 2014) Reports relating to the Powys LDP and meeting minutes.
LDP Delivery Agreement March 2013.
Legislation, Regulations, Planning Policy Guidance, etc
One Powys Plan

Appendices:

Appendix 1 Inset Map 6 Boughrood & Llyswen revised

Appendix 2 Inset Map 7 Bronllys revised





MAP MEWNOSOD P7 INSET MAP

Cyngr Sir **Powys** County Council

Drafft Adnau Mehefin 2014
Deposit Draft June 2014

Bronllys

Cynllun Datblygu Lleol Powys
Powys Local Development Plan

Parc Cenedlaethol
Bannau Brycheiniog
Brecon Beacons
National Park

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Decisions taken by Individual Portfolio Holders

Councillor M.R. Harris
Portfolio Holder for Regeneration and Planning

Councillor G.R. Banks
Portfolio Holder for Property and Assets

Decision Taken 11 July 2014
Decision Published 15 July 2014
Decision Effective 23 July 2014

Disposal of Surplus Land adjoining Middle Storling, Bleddfa

DECISION	Reason for Decision:
That the 500 sq metres of land adjoining Middle Storling be sold to the owners of Middle Storling for the sum reported.	To generate a capital receipt for the Council.

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Decisions taken by Individual Portfolio Holders

Councillor M.R. Harris
Portfolio Holder for Regeneration and Planning

Decisions Taken 14 July 2014

Letting of Cefn Cantref No 4

DECISION	Reason for decision:
That Mr Luke Ralph be offered the tenancy of Cefn Cantref No. 4 at the tendered rent.	Following interview conducted by Councillors Mrs R. Harris, J.G. Shearer and G. Williams

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Jeremy Patterson
Chief Executive/Prif Weithredwr

County Hall / Neuadd y Sir
Llandrindod Wells
Powys
LD1 5LG

7th July 2014

Dear Member

Your attendance is requested at the meeting of an Interview Panel to be held in the Conference Room at Neuadd Brycheiniog, Brecon on Monday 14th July 2014 at 1.00 p.m.

Yours sincerely,

Jeremy Patterson

Chief Executive/Prif Weithredwr

AGENDA

- 1. APOLOGIES**
- 2. DECLARATIONS OF INTEREST**
- 3. CONFIDENTIAL MATTERS**

The Monitoring Officer has determined that categories 1 and 3 of the Access to Information Procedure Rules applies to the following item. His view on the public interest test (having taken account of the provisions of Rule 11.8 of the Council's Access to Information Rules) was that to make this information public would disclose personal data relating to an individual in contravention of the principles of the Data Protection Act. Because of this and since there did not appear to be an overwhelming public interest requiring the disclosure of personal data he felt that the public interest in maintaining the exemption outweighs the public interest in disclosing the information. Members are asked to consider these factors when determining the public interest test, which they must decide when considering excluding the public from this part of the meeting.

4. LETTING OF CEFN CANTREF NO. 4, BRECON

To interview 6 applicants for the tenancy of Cefn Cantref No. 4.

1.15pm – 1st interview

1.40pm – 2nd interview

2.05pm – 3rd interview

2.30pm – 4th interview

2.55pm – 5th interview

3.20pm – 6th interview

(Applications enclosed)

Phil Wear will contact you about arrangements to inspect the holding.

Distribution:

Councillor Rosemarie Harris

Councillor Joy Shearer

Councillor Gwilym Williams

Councillor Liam Fitzpatrick (Local Member)

Hugo Van-Rees

Phil Wear

Minute Book

Decisions taken by Individual Portfolio Holders

Councillor M.R. Harris

Portfolio Holder for Regeneration and Planning

Decisions Taken 4 August 2014

Letting of Pwllpatti, Glasbury

DECISION	Reason for decision:
That Mr M. Chappelle be offered the tenancy of Pwllpatti, Glasbury at the tendered rent.	Following interview conducted by Councillors Mrs R. Harris, E.A. Jones, E.T, Morgan and C. Davies.

Letting of Red Gwenthiw, Sarn

DECISION	Reason for decision:
That Mr A. Jones be offered the tenancy of Red Gwenthiw, Sarn at the tendered rent.	Following interview conducted by Councillors Mrs R. Harris, E.A. Jones, E.T, Morgan and K. Roberts-Jones.

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Cyfarwyddwr; Newid a Llywodraethu
Director; Change & Governance
N Philpott

County Hall / Neuadd y Sir,
Llandrindod Wells,
Powys LD1 5LG

28th July, 2014

Dear Member,

Your attendance is requested at the meeting of an Interview Panel to be held in Committee Room B, County Hall, Llandrindod Wells on Monday 4th August, 2014 at 1.15 p.m.

AGENDA

- 1. APOLOGIES**
- 2. DECLARATIONS OF INTEREST**
- 3. CONFIDENTIAL MATTERS**

The Strategic Director, Law and Governance has determined that categories 1 and 3 of the Access to Information Procedure Rules applies to the following item. His view on the public interest test (having taken account of the provisions of Rule 11.8 of the Council's Access to Information Rules) was that to make this information public would disclose personal data relating to an individual in contravention of the principles of the Data Protection Act. Because of this and since there did not appear to be an overwhelming public interest requiring the disclosure of personal data he felt that the public interest in maintaining the exemption outweighs the public interest in disclosing the information. Members are asked to consider these factors when determining the public interest test, which they must decide when considering excluding the public from this part of the meeting.

1.30 p.m.

- 4. LETTING FOR THE TENANCY OF PWLLPATTI, GLASBURY**

To interview the applicant for the tenancy of the above -

2.00 p.m.

- 5. LETTING FOR THE TENANCY OF RED GWENTHRIW, SARN**

To interview applicants for the tenancy of the above –

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Decisions taken by the Hardship Rate Relief Appeals

Councillor M.R. Harris
Portfolio Holder for Regeneration and Planning

Councillor G.R. Banks
Portfolio Holder for Property and Assets

Decision Taken 11 November 2014
Decision Published 13 November 2014
Decision Effective 21 November 2014

Hardship Rate Relief Appeals

DECISION	Reason for Decision:
To determine the applications for Hardship Rate Relief as per the report.	In accordance with Financial Standing Orders.

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Decisions taken by Individual Portfolio Holders

Councillor M.R. Harris
Portfolio Holder for Regeneration and Planning

Decisions Taken 8 December 2014

Letting of Y Dderw, Howey

DECISION	Reason for decision:
That Mr Thomas Davies be offered the tenancy of Y Dderw, Howey at the tendered rent.	Following interview conducted by Councillors Mrs R. Harris, E.T. Morgan and G. Williams

Letting of Farrington, Knighton

DECISION	Reason for decision:
That Mr Richard Williams be offered the tenancy of Farrington, Knighton at the tendered rent.	Following interview conducted by Councillors Mrs R. Harris, E.T. Morgan, G. Williams and P.J. Medicott.

Letting of Neuadd, Bleddfa

DECISION	Reason for decision:
That Mr Nathan Davies be offered the tenancy of Neuadd, Bleddfa at the tendered rent.	Following interview conducted by Councillors Mrs R. Harris, E.T. Morgan, G. Williams and W.J.T. Powell.

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Jeremy Patterson
Chief Executive/Prif Weithredwr

County Hall / Neuadd y Sir
Llandrindod Wells
Powys
LD1 5LG

1st December 2014

Dear Member

Your attendance is requested at the meeting of an Interview Panel to be held in Committee Room A in The Gwalia, Llandrindod Wells on Monday 8th December 2014 at 2.00 p.m.

Yours sincerely,

Jeremy Patterson

Chief Executive/Prif Weithredwr

AGENDA

- 1. APOLOGIES**
- 2. DECLARATIONS OF INTEREST**
- 3. CONFIDENTIAL MATTERS**

The Monitoring Officer has determined that categories 1 and 3 of the Access to Information Procedure Rules applies to the following item. His view on the public interest test (having taken account of the provisions of Rule 11.8 of the Council's Access to Information Rules) was that to make this information public would disclose personal data relating to an individual in contravention of the principles of the Data Protection Act. Because of this and since there did not appear to be an overwhelming public interest requiring the disclosure of personal data he felt that the public interest in maintaining the exemption outweighs the public interest in disclosing the information. Members are asked to consider these factors when determining the public interest test, which they must decide when considering excluding the public from this part of the meeting.

4. LETTING OF Y DDERW, HOWEY

To interview 3 applicants for the tenancy of y Dderw, Howey.

5. LETTING OF NEUADD, BLEDDFA

To interview 2 applicants for the tenancy of Neuadd, Bleddfa.

6. LETTING OF FARRINGTON, KNIGHTON

To interview 1 applicant for the tenancy of Farrington, Knighton

(Applications enclosed)

Details on timings of farm visits and interview times will follow from the Estates office.

Distribution:

Councillor Rosemarie Harris

Councillor Evan Morgan

Councillor Gwilym Williams

Councillor Peter Medicott (Local Member) – Papers for Farrington

Hugo Van-Rees

Phil Wear

Minute Book