

MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT COUNCIL CHAMBER - COUNTY HALL ON THURSDAY, 6 FEBRUARY 2020

PRESENT

County Councillor K Lewis (Chair)

County Councillors E M Jones, L V Corfield, L George, D R Jones, G Jones, M J Jones, F H Jump, H Lewis, I McIntosh, G Pugh, D Selby, K S Silk, E Vaughan, D H Williams and J Williams

1. APOLOGIES

Apologies for absence were received from County Councillors D R Price, P C Pritchard, G Williams and R Williams.

2. MINUTES OF THE PREVIOUS MEETING

The Chair was authorised to sign as a correct record the minutes of the meeting held on 16 January, 2020.

The Professional Lead Development Management advised he would respond to the comment regarding the proposed budget changes within the planning department.

Planning

3. DECLARATIONS OF INTEREST

(a) County Councillor L George declared a prejudicial interest in application P/2017/0754 as he owns a neighbouring property.

County Councillor J Williams declared a prejudicial interest in application 19/1955/FUL as his wife works for Welsh Government.

(b) County Councillor D Selby requested that a record be made of his membership of Newtown Town Council where discussion had taken place of matters for the consideration of this Committee.

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

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

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).

4.1 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 L George, having declared an interest left the meeting room for the next item.

4.2 P/2017/0754 Land at Penyborfa, Carno Road, Caersws, Powys, SY17 5JA

Grid Ref: E: 302533 N: 292267

Valid Date: 01/12/2017

Community Council: Caersws Community Council

Applicant: Messrs G & A Jarman

Location: Land at Penyborfa, Carno Road, Caersws, Powys, SY17 5JA.

Proposal: Outline: Proposed housing development for 41 residential units, sheltered housing proposal and construction of a bus layby

Application Type: Outline Planning

Mrs J. Owen spoke against the application.

Mrs L. Owen spoke against the application.

Mrs C. Rowlands spoke against the application.

Mr C. Wozencraft, agent and Mr G Jarman, applicant spoke for the application.

In response to questions the Principal Planning Officer advised that none of the proposed residential built development was in the C2 flood zone. A condition would be attached to any grant of consent ensuring that at the time of reserved matters the proposed residential units finished floor levels are raised as a further precautionary measure. The officer clarified that the proposed development was for 41 units.

In response to questions the Senior Land Drainage Officer advised that the Sustainable Drainage Approval Body [SAB] is Powys County Council, which ensures that any new development of more than one house complies with the national standards for sustainable drainage published by Welsh Government. The Professional Lead Development Management advised that if conditions are not complied with, officers would investigate and take enforcement action as appropriate. The Committee noted that the Welsh Government was reviewing Technical Advice Note [TAN] 15 but there was no date for completion. The Professional Lead Development Management advised that if there were any fundamental changes to the Natural Resources Wales' [NRW] flood data, which affected this site, these would be considered at reserved matters. The

Committee noted that due to the condition of the land it was proposed that foul sewerage would be to the mains and attenuation tanks would be installed for surface water drainage, with the water being let out slowly at a green field rate. However, these proposals would need to be approved by the SAB and if they were not, the development could not go ahead.

In response to comments about the unsuitable location for a housing development, the Professional Lead Development Management advised that this was an allocated site in the LDP and so the principle of development had been accepted. The details of the development would be considered at reserved matters.

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

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 signed minutes.	As officer's recommendation as set out in the update report which is filed with the signed minutes.

County Councillor L George returned to the meeting room.

4.3 19/1741/FUL Housing Development At Land Off Kilvert View, Kilverts View, Cleirwy, Hereford, Powys

Grid Ref: E: 321435 N: 243742

Valid Date: 25/10/2019

Community Council: Clyro Community Council

Applicant: Powys County Council

Location: Housing Development At Land Off Kilvert View, Kilverts View, Cleirwy, Hereford, Powys

Proposal: Full planning application for residential development and associated works

Application Type: Full application

In response to questions the Principal Planning Officer advised that the small play area, currently on part of the development site, would be removed. However an additional area of play has been identified and will be brought forward, which had previously been approved by Committee.

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

RESOLVED:	Reason for decision:
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that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes.	As officer's recommendation as set out in the report which is filed with the signed minutes.
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4.4 19/0494/OUT Land At Rhallt View And Tan Yr Allt View, Buttington, Welshpool, SY21 8SR

Grid Ref: E: 324280 N: 308965

Valid Date: 26/03/2019

Community Council: Welshpool Town Council

Applicant: Delves

Location: Land At Rhallt View And Tan Yr Allt View, Buttington, Welshpool, SY21 8SR

Proposal: Outline application (with all matters reserved) for erection of a restaurant (class A3 use), formation of vehicular access roadway, parking area and all associated works together with demolition of 1 dwelling and associated buildings

Application Type: Outline planning application

In response to questions the Principal Planning Officer advised that the Trunk Road Agency and Highways Authority had considered that safe access and egress can be provided and therefore had not objected to the development. Access and egress would be considered further under reserved matters.

It was moved and duly seconded to refuse the application as this was a departure from the Local Development Plan [LDP]. The Professional Lead Development Management advised that although the site was outside the development boundary officers considered that it complied with policies.

It was moved and duly seconded to refuse the application as the site was a departure from the LDP. The recommendation was put to the vote and lost.

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 officer's 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.

County Councillor H Williams left the meeting.

4.5 19/1873/FUL Rhayader C in W School, Rhayader, LD6 5LT

Grid Ref: E: 296918 N: 268791

Valid Date: 05.12.2019

Community Council: Rhayader Town Council

Applicant: Powys County Council

Location: Rhayader C in W School, Rhayader, LD6 5LT

Proposal: Construction of new mobile classrooms to provide 3+ Early years facility

Application Type: Full application

The Principal Planning Officer advised that the Ecologist had confirmed that the area, where the proposed classroom would be located, was not consistent with an ancient woodland as indicated in 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 officer's recommendation as set out in the report which is filed with the signed minutes.

County Councillor J Williams, having declared a prejudicial interest left the meeting room for the next application.

4.6 19/1955/FUL County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG

Grid Ref: E: 306331 N: 260821

Valid Date: 18/12/2019

Community Council: Llandrindod Town Council

Applicant: Welsh Government

Location: County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG

Proposal: Erection of a single storey front extension to create a new reception hall and all associated works

Application Type: Full application

The Planning Officer referred the Committee to CADW's comments in the update report.

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

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 signed minutes.	As officer's recommendation as set out in the update report which is filed with the signed minutes.

County Councillor J Williams resumed his place in the Committee.

4.7 19/2092/DIS Sites A, B & C, Nr. Riverside & Nr. Latham Park, Newtown, Powys

Grid Ref: E: 310380 N: 291352

Valid Date: 20/12/2019

Community Council: Newtown and Llanllwchaiarn Town Council

Applicant: Mr Stuart Owen

Location: Sites A, B & C, Nr. Riverside & Nr. Latham Park, Newtown, Powys

Proposal: Application to discharge conditions 17, 18 and 22 of planning approval P/2017/1274

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 the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes.	As officer's 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 8 January and 28 January 2020.

6.	APPEAL DECISIONS
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The Committee received a copy of the Planning Inspectorate's letter regarding the appeal in respect of the following:

19/0645/HH - Dolifor, Llanwrthwl, Llandrindod Wells, LD1 6NU - The Committee noted that the Inspector had upheld the appeal.

19/0374/FUL - South Court, Park Terrace, Llandrindod Wells LD1 6AU - The Committee noted that the Inspector had dismissed the appeal.

County Councillor K Lewis (Chair)