

## **MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD BY TEAMS ON THURSDAY, 8 APRIL 2021**

### **PRESENT**

County Councillor K Lewis (Chair)

County Councillors G Jones, E M Jones, L V Corfield, E Durrant, L George, D R Jones, M J Jones, F H Jump, H Lewis, D R Price, P C Pritchard, G Pugh, D Selby, K S Silk, G I S Williams, D H Williams, J Williams and R Williams

### **1. APOLOGIES**

Apologies for absence were received from County Councillors E Vaughan and J Wilkinson.

It was noted that Councillor D Jones was on other Council business and hoped to join the meeting later.

### **2. MINUTES OF THE PREVIOUS MEETING**

The Chair was authorised to sign as a correct record the minutes of the meeting held on 18 March 2021.

### **Planning**

### **3. DECLARATIONS OF INTEREST**

- (a) There were no declarations of interest.
- (b) The Committee noted that no Member requested that a record be made of their membership of a Community 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.

4.2 19/0817/OUT Land At Gornal Farm, Four Crosses, Powys , SY22 6RJ

<b>Grid Ref:</b>	E: 327182 N: 318339
<b>Valid Date:</b>	15/02/19
<b>Community Council:</b>	Llandysilio Community Council
<b>Applicant:</b>	Mr P Davies
<b>Location:</b>	Land At Gornal Farm, Four Crosses, Powys SY22 6RJ
<b>Proposal:</b>	Residential development of up to 35 affordable dwellings, formation of vehicular access (some matters reserved)
<b>Application Type:</b>	Outline Planning

In response to questions, the Principal Planning Officer advised that, to the best of her knowledge, a site, with planning permission to the north of Four Crosses, had planning permission for approximately 20 affordable houses. She advised that any exception sites outside of the Local Development Plan [LDP] required all houses to be affordable. She advised that the Council Housing Register and Mid Wales Housing Association confirmed that there was a need in this area for such housing. She also advised that the Future Wales, the National Development Plan, has stated that more affordable housing is required in Wales.

The Committee noted that where a development is just for affordable housing on an exception site, where a need has been identified, apart from any site constraints, there is no limit to the number of houses which can be built. She advised that both national and local policies support this. The Professional Lead - Planning reminded the Committee that not all planning permissions are built and the LDP applied a 40% discount in defining its dwelling requirement.

In respect of the compatibility of the commercial area adjacent to the site of the proposed housing development, the Principal Planning Officer advised that subject to the proposed mitigation the current use of commercial area had no unacceptable adverse impact on the housing development. The potential future development of the commercial area could not be considered. She confirmed that in July 2020 an updated noise assessment had been received and was acceptable to the Environmental Health service.

The Principal Planning officer advised in response to a question about sewerage and foul water drainage that no response had been received from the Water Company. She advised that if the Committee was minded to approve the application a condition could be added requesting details of foul water and surface water drainage be provided at detailed planning stage, which would ensure that the Water Company, Natural Resources Wales [NRW] and the Council's Ecologist would be asked to review this.

Comment was made about the acoustic barrier next to the Offa's Dyke path. The Principal Planning Officer advised that the previous application had been refused due to the impact of the proposed acoustic barrier in that application on the Offa's Dyke scheduled monument and not on the path. CADW had confirmed that the proposed acoustic barrier and bund, in this application, were acceptable.

In response to comments the Principal Planning Officer advised that the Education Service had advised that there is capacity in local schools. She also advised that the Housing Department had identified a need for affordable housing in the Welshpool triangle, which was the relevant housing market area defined in the Local Housing Market Assessment. She advised that Development Management would consider such information and evidence provided by these consultees.

It was moved and duly seconded to approve the application as recommended by the officer and subject to a S106 agreement (open / play space provision) and a condition requiring the need to submit a detailed foul water and sewerage plan at the reserved matters stage.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<b>that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes and a Section 106 agreement for open/play space provision and subject to a condition requiring the need to submit a detailed foul water and sewerage plan.</b>	<b>As officer's recommendation as set out in the report which is filed with the signed minutes. Inclusion of an additional condition to ensure foul water is adequately addressed.</b>

County Councillors E Durrant and E M Jones did not vote as they were not present for the presentation and debate.

County Councillors L George and J Williams left the meeting.

#### 4.3 20/0042/AGR Land Adj To Llowes Court, Llowes, Hereford, Powys, HR3 5JA

<b>Grid Ref:</b>	E: 319550 N: 241820
<b>Valid Date:</b>	29/01/21
<b>Community Council:</b>	Glasbury Community Council
<b>Applicant:</b>	Mr Edward Morris
<b>Location:</b>	Land Adj To Llowes Court, Llowes, Hereford, Powys, HR3 5JA
<b>Proposal:</b>	Erection of a steel portal framed storage and machinery building

**Application Type:** Full Application

Mrs J Gardiner and Mr C Councill spoke against the application.

In response to questions the Planning Officer advised that NRW had no objections to the application because the proposed building would be a machinery and crop store and would not be used for livestock. It was noted that this was subject to a recommended condition. The development of such a building in a C2 flood zone was considered acceptable as the proposed building was not considered to be highly vulnerable. In respect of surface water, approval of a sustainable drainage system was required and would need to be applied for separately. The Planning Officer advised that the material proposed for the building was acceptable and in keeping with buildings of a similar nature.

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

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<b>that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes.</b>	<b>As officer's recommendation as set out in the report which is filed with the signed minutes.</b>

<b>5.</b>	<b>DECISIONS OF THE HEAD OF PROPERTY, PLANNING AND PUBLIC PROTECTION ON DELEGATED APPLICATIONS</b>
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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 10 March 2021 and 29 March 2021.

<b>Rights of Way</b>
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<b>6.</b>	<b>TOWN AND COUNTRY PLANNING ACT 1990, SECTION 257 - PUBLIC PATH ORDER PROPOSAL</b>
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The Committee considered the report in respect of the proposal to stop up part of public footpath B59 on land to the rear of Ysgol Gymraeg y Trallwng (former Ysgol Maesydre Site), Howell Road, Welshpool (Community of Welshpool.) The Committee noted that Councillor E Durrant did not take part in the discussion or the vote in respect of this item, as she had not received the required training for this area of work.

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

<b>RESOLVED</b>	<b>Reason for decision</b>
<b>that an Order be made to stop up part of public footpath B59, on the</b>	<b>As officer's recommendation as set out in the report which is filed</b>

<b>land to the rear of Ysgol Gymraeg y Trallwng (former Maesydre Site), Howell Road, Welshpool as shown on the plan at appendix C.</b>	<b>with the signed minutes.</b>
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## Taxi and other licensing

### 7. TAXI LICENSING FEES 2021-2022

The Committee considered the report in respect of the Taxi fees for the period April 2021 - March 2022.

The Senior Licensing Officer advised that no increase in fees was recommended due to the impact of the pandemic on the trade and also the changes in the working practices of officers, which may impact on the future costs of the service.

County Councillor D Jones joined the meeting but as he had not heard all the debate he did not vote on this item.

It was moved and duly seconded that the taxi licence fees for 2021/22 remain unchanged.

<b>RESOLVED</b>	<b>Reason for decision</b>
<b>that taxi licence fees for 2021/22 remain unchanged.</b>	<b>As officer's recommendation as set out in the report which is filed with the signed minutes.</b>

**County Councillor K Lewis (Chair)**