

MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT BY TEAMS ON THURSDAY, 9 SEPTEMBER 2021

PRESENT

County Councillor K Lewis (Chair)

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

1. APOLOGIES

Apologies for absence were received from County Councillors G Pugh and M Weale and from County Councillors E Vaughan and D H Williams who were on other council business.

2. MINUTES OF THE PREVIOUS MEETING

The Chair was authorised to sign as a correct record the minutes of the meeting held on 29 July 2021.

Planning

3. DECLARATIONS OF INTEREST

- (a) County Councillor R Williams declared a prejudicial interest in application 21/0694/HH as the applicant for this application.
- (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 County Councillor T Van-Rees (who is not a member of the Committee) would be speaking as the 'local representative' in respect of an 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 20/1276/FUL Maesyron Farm, Cefn Gorwydd, Llangammarch Wells,
LD4 4DW

Grid Ref:	E: 290301 N: 243476
Valid Date:	11.09.20
Community Council:	Llangammarch Community Council
Applicant:	Michael Atack and Georgina Taylor
Location:	Maesyron Farm, Cefn Gorwydd, Llangammarch Wells, LD4 4DW
Proposal:	The erection of 3 no. glamping silos, reception, orangery, tool workshop and conversion of a pole barn for use as a facilities space for guests
Application Type:	Full Application

The Principal Planning Officer advised the Committee that if it was minded to approve the application the conditions were those contained in the update report.

Councillor T Van-Rees spoke as the local representative.

Mr R Wilson spoke against the application.

Mr M Atack spoke on behalf of the applicants and Mr B Davies spoke as the agent.

In response to questions regarding the proposed provision of two passing bays on the unclassified road, the Highways Authority officer advised that these could be accommodated within the highway verge and would not require the use of third party land. The Principal Planning Officer in response to questions regarding the scale of the ancillary buildings advised that condition 16 ensured that they would be used for the sole purpose and ancillary to the proposed three holiday silos and could not be used as separate holiday accommodation. She advised that if the Committee was minded to approve the application, the owners would need to apply for a change of use if, in the future, they wished to use the ancillary buildings for other purposes.

In response to questions regarding the phosphate levels the Principal Planning Officer advised that this was acceptable under the Natural Resources Wales [NRW] guidance and had been subject to a screening assessment under the Habitat Regulations.

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 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 R Williams having declared a prejudicial interest in the next application left the meeting.

4.3 21/0694/HH Tredomen Court, Trefeinon, Brecon, Powys, LD3 0RL

Grid Ref: E: 312159 N: 231534

Valid Date: 20.04.21

Community Council: Felin-Fach Community Council

Applicant: Mr R Williams

Location: Tredomen Court, Trefeinon, Brecon, Powys, LD3 0RL

Proposal: Change of use of agricultural land into residential curtilage

Application Type: Householder

In response to questions regarding the Welsh Government policy that Grade 1 and 2 agricultural land should not be built on the Planning Officer advised that no building was proposed. The application was for the transfer of the land into the residential curtilage.

The Solicitor advised that as this was an application from a councillor, he had reviewed the file, as required in the Planning Protocol. He confirmed that the application had been processed normally.

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 21 July 2021 and 31 August 2021.

The issue of returning to have meetings in County Hall was raised. Officers were asked that information regarding this be made available to the next meeting.

County Councillor K Lewis (Chair)