

MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT ON THURSDAY, 17 MARCH 2022

PRESENT

County Councillor K Lewis (Chair)

County Councillors G Jones, L V Corfield, L George, E M Jones, M J Jones, H Lewis, D R Price, K Laurie-Parry, G Pugh, D Selby, K S Silk, L Skilton, M Weale, D H Williams, R Williams and J Wilkinson

1.	APOLOGIES
-----------	------------------

Apologies for absence were received from County Councillors Elwyn Vaughan, Gwilym Williams, Francesca Jump and Phil Pritchard.

2.	MINUTES OF THE PREVIOUS MEETING
-----------	--

The Chair was authorised to sign as a correct record the minutes of the meeting held on 3 February 2022.

Planning

3.	DECLARATIONS OF INTEREST
-----------	---------------------------------

(a) County Councillors K Lewis and M J Jones declared personal interests in application P/2021/1381/FUL as members of the Brecon Beacons National Park Authority, appointed by the Council.

(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 Councillors M McKenzie and K Roberts-Jones (who are not members of the Committee) would be speaking as the 'local representative' in respect of applications 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 21/1381/FUL Wern Halog Farm, Llanfaredd, Builth Wells, Powys,
LD2 3TE

Grid Ref: E: 308008 N: 253502

Valid Date: 04.08.2021

Community Council: Llanfawr Community Council

Applicant: Keri Davies

Location: Wern Halog Farm, Llanfawr, Builth Wells, Powys, LD2 3TE

Proposal: Erection of 2 additional broiler rearing units, to include the installation of air scrubbers, air scrubbing units to the 2 existing poultry houses, feed bins, dirty water tanks, and an extension to the concrete apron

Application Type: Full Application

County Councillor M McKenzie spoke as the local representative.

Ms Kate Milsom spoke as an objector.

Dr John Milsom spoke as an objector.

Ms Sian Davies spoke as the applicant.

Mr Ian Pick spoke as the applicant's agent.

Members sought additional assurance that all fluids from the proposal would be contained in sealed tanks and could not enter any water course. Officers were able to provide this assurance subject to the project proceeding in line with the plans submitted. An HRA assessment had been completed and the ecologist was satisfied that appropriate control measures were in place.

The Brecon Beacons National Park Authority [BBNPA] had been consulted on the basis that the Anaerobic Digestion [AD] plant taking the waste was based near Talgarth which was within the National Park. The BBNPA were not a statutory consultee and would not have been consulted on this proposal otherwise.

An environmental assessment had been widely publicised, and any organisation could comment on the proposals even if they were not consulted directly.

With regards to the manure management plan, Members asked if the contract with the AD plant could be provided and whether this additional feedstock would lead to over-capacity. The capacity of the AD plant would have been approved at the planning stage and an environmental permit issued. It would be the responsibility of the AD plant to ensure it did not exceed its permitted capacity. There were also alternative options to dispose of the manure. The Committee remained concerned regarding the cumulative impact of intensive poultry farming and, whilst recognising the local impact was being mitigated, the digestate from the AD plant would still have to be disposed.

Officers were able to confirm that contingency plans were in place if the manure could not be removed due to adverse weather, mechanical breakdown etc. An

existing manure store was on site and could be used in accordance with a recommendation by Environmental Health.

On a general issue, Members were concerned that the public had lost confidence in the modelling systems used to support applications and suggested that the outcomes should be monitored after a period of operation. The Professional Lead - Planning agreed to consider this matter.

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.

4.3 20/1338/RES Land Adjacent Shop Lane, Sarn, Newtown, Powys, SY16 4DQ

Grid Ref: E: 320251 N: 290934

Valid Date: 21.08.2020

Community Council: Kerry Community Council

Applicant: Powys County Council

Location: Land Adjacent Shop Lane, Sarn, Newtown, Powys, SY16 4DQ

Proposal: Reserved matters application for details of 45 dwellings (appearance, scale, layout, access and landscaping) and all associated works in connection with outline approval P/2016/0722

Application Type: Reserved Matters

County Councillor K Roberts-Jones spoke as the Local Representative.
Mr Osian Jones spoke as the applicant's agent.

Members asked for clarification in relation to the outline consent condition 17 (the use of garages) and were advised that this condition had been withdrawn for the purposes of the current recommendations to the Committee.

Members sought assurances regarding the flood risk assessment and were advised that a planning condition on the outline planning permission needed to be discharged by the Council and further information was required before this condition could be discharged. Members also expressed concern that single bedroom dwellings had not been considered as part of the proposal, but were advised that officers were satisfied that the proposal did provide a suitable mix of properties. In response to a question officers advised that the properties

designated as affordable properties within the proposal were identified on the site plan.

Members also expressed concern that a contribution towards education was not included. However, the Committee was advised that following the reduction in the number of properties proposed for the site the Education Service had been consulted and had confirmed that a contribution was not required and therefore the outline condition was removed. However, this was a policy issue which could be reconsidered in revising the Local Development Plan.

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
-----------	--

The Committee received for information a list of decisions made by the Head of Property, Planning and Public Protection during the period between 27-01-2022 and 09-03-2022.

County Councillor K Lewis (Chair)