

# Planning, Taxi Licensing & Rights of Way Committee

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Meeting Venue  
**Hybrid meeting - Zoom - County Hall**

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Meeting Date  
**Thursday, 20 October 2022**

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Meeting Time  
**10.00 am**

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For further information please contact  
**Carol Johnson**  
01597826206  
carol.johnson@powys.gov.uk



County Hall  
Llandrindod Wells  
Powys  
LD1 5LG

13 October 2022

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Mae croeso i chi siarad yn Gymraeg neu yn Saesneg yn y cyfarfod, a bydd gwasanaeth cyfieithu ar y pryd ar gael.  
You are welcome to speak Welsh or English in the meeting, and a simultaneous translation service will be provided.

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## AGENDA

<b>1.</b>	<b>APOLOGIES</b>
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To receive apologies for absence.

<b>2.</b>	<b>MINUTES OF THE PREVIOUS MEETING</b>
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To authorise the Chair to sign the minutes of the previous meeting of the Committee held on 5 October 2022 as a correct record.

(To Follow)

<b>Planning</b>
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<b>3.</b>	<b>DECLARATIONS OF INTEREST</b>
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- a) To receive any declarations of interest from Members relating to items to be considered on the agenda.
- b) To receive Members' requests that a record be made of their membership of town or community councils where discussion has taken place of matters for the consideration of this Committee.
- c) To receive declarations from Members of the Committee that they will be acting as 'Local Representative' in respect of an individual application being considered by the Committee.

d) To note the details of Members of the County Council (who are not Members of the Committee) who will be acting as 'Local Representative' in respect of an individual application being considered by the Committee.

<b>4.</b>	<b>PLANNING APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE</b>
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To consider the reports of the Head of Property, Planning and Public Protection and to make any necessary decisions thereon.

(Pages 3 - 4)

**4.1. Updates**

Any Updates will be added to the Agenda, as a Supplementary Pack, wherever possible, prior to the meeting.

**4.2. 21/0422/FUL Land Near To St Mary The Virgin Church, Trelystan , Welshpool, SY21 8LD**

(Pages 5 - 64)

**4.3. 21/0658/FUL Land at Yr Ysgol, Ystradgynlais, SA9 1LQ**

(Pages 65 - 90)

<b>5.</b>	<b>DECISIONS OF THE HEAD OF PROPERTY, PLANNING AND PUBLIC PROTECTION ON DELEGATED APPLICATIONS</b>
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To receive for information a list of decisions made by the Head of Property, Planning and Public Protection under delegated powers.

(Pages 91 - 164)

**Planning, Taxi Licensing and Rights of Way Committee  
20th October 2022**

For the purpose of the Government (Access to Information) Act 1985, the background papers relating to each individual planning application constitute all the correspondence on the file as numbered in the left hand column.

**Applications for consideration by Committee:**

Application No:	Nature of Development:
Community:	Location of Development:
O.S. Grid Reference:	Applicant:
Date Received:	Recommendation of Head of Planning:

<p><b>21/0422/FUL</b></p> <p>Forden with Leighton and Trelystan</p> <p>326265 303958</p> <p>17:03.:2021</p>	<p>Full: Erection of a temporary marquee for wedding receptions (between April and October each year), creation of access, installation of infrastructure and siting of a temporary toilet unit (Part Retrospective)</p> <p>Land near to St Mary the Virgin Church, Trelystan, Welshpool, SY21 8LD</p> <p>Mrs J Jones</p> <p><b>Recommendation:</b></p> <p>Conditional Consent subject to S106</p>
<p><b>21/0658/FUL</b></p> <p>Ystradgynlais Community</p> <p>278940 210859</p> <p>10.05.2021</p>	<p>Full: Proposed development of 4 no. supported living bungalows, 1 no. staff pod and associated works</p> <p>Land at Yr Ysgol, Ystradgynlais, SA9 1LQ</p> <p>Fieldbay Ltd</p> <p><b>Recommendation:</b></p> <p>Conditional Consent</p>

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# 4.2



## Planning, Taxi Licensing and Rights of Way Committee Report

**Application Number:** 21/0422/FUL  
**Grid Ref:** E: 326265  
N: 303958  
**Community Council:** Forden With Leighton & Trelystan  
**Valid Date:** 17.03.2021

**Applicant:** Mrs J Jones

**Location:** Land Near To St Mary The Virgin Church, Trelystan , Welshpool, SY21 8LD,

**Proposal:** Erection of a temporary marquee for wedding receptions (between April and October each year), creation of access, installation of infrastructure and siting of a temporary toilet unit (Part Retrospective)

**Application Type:** Full Application

### The reason for Committee determination

The application has been 'called-in' by the Local Member to be determined by the Planning Committee due to local interest and the unique setting of the proposed development.

### Consultee Responses

#### Consultee

#### Received

Forden with Leighton and Trelystan  
Community Council

13th Apr 2021

Forden with Leighton and Trelystan Community Council SUPPORT this application but do have some concerns:

This application was discussed in an extraordinary meeting and concerns were made that the roads leading to this proposed venue are extremely narrow with inadequate passing places.

The roads, from all directions to the location, are also in poor condition and with the added traffic this application may give, the council would like to see improvements to the

highways as soon as its reasonably practical to do so.

### PCC-Building Control

No comments received at time of writing report

Councillor Corfield

24th Mar 2021

Thank you for sending notification of the above planning application. Due to local interest could I please call this application into Committee.

*Additional comments received 5<sup>th</sup> August 2021 -*

I write as the County Councillor for the Forden Ward, regarding Planning Application number 21/0422/FUL. Following communication from neighbours to the site, I know you will already have received correspondence from them regarding this application. The application as submitted is for permission to permanently keep erected one marquee to hold receptions following weddings at the nearby Trelystan Church, from April to October each year.

Initially residents and the Forden with Leighton & Trelystan Community Council were tentatively supportive of this new venture, having been led to believe the application was for one marquee to hold a traditional wedding reception close to the unique Grade 11 listed Trelystan Church. However, it appears the venture is turning out to be somewhat different to that suggested in the application form and papers submitted supporting the planning application. It has become a bone of contention for residents in what is being promoted and advertised by the applicant as available at the venue site, via the applicant's 'Quaint Country Weddings' website, and what has actually been applied for within the planning application itself, are not exactly in tune. As stated, residents and the Community Council were given to understand from the planning application, one marquee was to be placed on site but not an additional array of Yurts/Tipis/Tents etc. as well.

Thus far I understand approx. 4 weddings have taken place at the Church this year, and whilst the marquee is used for the main wedding reception, the site is also hosting up to 29/30 Tipis, Yurts, Camping Tents etc. The problem without any constraint, is the site effectively becomes a camping site, with guests arriving on a Friday for a Saturday wedding and not leaving until Sunday at earliest. The temptation is seemingly for people

invited to a wedding to make a short break 'holiday' out of this beautiful and tranquil location, adjacent to a listed building.

Anecdotally, I am told the current situation has already put some worshippers/visitors off attending the Church and Cemetery. The various Tipis, Yurts and Tents are erected adjacent to the track which leads down the field to Trelystan Church. When visiting or attending a church service, following a wedding the day before, worshippers are currently having to negotiate their way through a 'campsite'. A recent monthly Sunday service held at 3.00 pm following a Saturday wedding, found many campers were still on site adjacent to the Church track. There will be occasions when funerals will take place at the Church, and mourners could find themselves negotiating their way to a personal solemn church service, having to make their way through the middle of campers still on site following, or setting up camp prior to a wedding. Campers maybe drinking and having a barbecue. Once people are on site this type of socialising is all but impossible to control and appear very insensitive to church attendees, particularly on a sad occasion. There has already been an issue with noise, not just at immediately neighbouring properties, but the sound carrying quite some way down the valley, and residents much further afield also being affected by this noise.

The main wedding marquee itself is not the issue for residents, who as earlier stated tentatively supported the venture, as this would provide funds for the Church. The issue is the unforeseen camping site which is developing and all that goes with that. For all concerned it would be more appropriate if the camping element were treated as a separate planning application, as this has not formed any part of the current application as submitted. It is the issue of the array of Tents and the camping which is creating tension locally and contributing to loss of amenity. I trust this application for all concerned will be given very careful consideration.

*Additional comments received 24<sup>th</sup> February 2022 –*

Last night a public meeting was held in Trelystan Church Hall with the Applicant, Local Residents, The Vicar, Revd Bill Rowell and myself, just over 25 people in total. This was a very useful meeting and many issues and concerns were discussed and the applicant was given the opportunity to respond to the various queries. However, it was expressed very clearly to the meeting by Revd. Bill Rowell that Church representatives at diocese level would not be willing to support or agree to any Section 106 agreement that tied use of the marquee to holding receptions only following weddings having taken place in the Church. Any form of automatic 'hire' of the Church and Hall facilities being part of any package or contract made between the applicant and couples getting married would also

not be acceptable. The diocese will be responding to this effect in writing shortly

*Additional comments 25<sup>th</sup> April 2022 –*

I write further, following deferment of Planning Application No.21/0422/FUL at 3<sup>rd</sup> February 2022 Planning Committee, to allow for additional work and consultation to be carried out. The subsequent draft proposals and amendments which have now come forward from the applicant and submitted to the Planning Officer are an improvement and likely to have a reduced impact on the amenity of local residents compared to the original proposals, but still provide a farm diversification opportunity for the applicant. I would however just make the following points for consideration.

1. The letter dated 7<sup>th</sup> March 2022 submitted by Gabbs Solicitor's on behalf of Hereford Diocesan Registry is very measured and appropriate, addressing the key elements of the application proposal.. The Diocese have asked that a copy of this letter is presented to the next Planning Committee determining this application, and I fully concur with this request.
2. The draft Quaint Country Weddings 'Car Parking Management Plan – Preventing Unauthorised Parking - third bullet point'.

On any wedding event day it would be more appropriate for a proportion of the 20 car parking spaces in the Church Car Park to be reserved exclusively for non-wedding event/guest use. It would be highly irregular and unsatisfactory for anyone wishing to visit the Church or lay flowers in the cemetery, to be turned away, due to all the Church parking spaces being utilised by wedding event staff/guests. As stated, the applicant is in ownership of all the surrounding land immediately outside of the Church Car Park and Cemetery, and this will be available for overspill wedding guest/staff parking. Some people visiting the Church may travel quite some distance and be completely unaware of a wedding/wedding reception taking place in the nearby marquee, until they arrive at Trelystan Church.

3. Given point 2. above the wording in the draft 'Unilateral Undertaking – Second Schedule, point b'.

This should be carefully worded and consider taking out 'associated facilities' i.e., car park, to avoid the situation outlined in 2. Above. This would still allow members of the public to visit the Church/Cemetery for personal/spiritual reasons on a wedding event day (prior to or following the actual wedding service being conducted in the Church) without the disappointment and potential upset of being turned away.



Hafren Dyfrdwy

29th Mar 2021

As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

PCC – Highways

19th Apr 2021

The Highway Authority (HA) has no fundamental objection to the proposed development on the basis of the proposed access improvements, and the proposed Section 106 agreement. We note that no drawing showing the highway access improvements has been submitted.

Clarity is sought from the Planning Authority that the ties of the Use[s] of the Church and Wedding Venue/Marquee is acceptable under a Section 106 agreement, and that a suitable condition/clause can be attached which restricts the maximum number of guests attending a wedding is 150. Furthermore, that the marquee is not used independently of the church, and that the marquee is not used for any other type of event such as parties not in connection with a wedding at the church.

We also seek clarity as to whether for the purposes of condition and/or a S.106, the church should be included within the redline application site.

The HA shall consider the application in terms of highway safety, once clarity of the above points has been obtained.

*Additional comments received 11<sup>th</sup> January 2022 –*

The County Council as Highway Authority for the County Class III Highway, C2046

Wish the following recommendations/Observations be applied  
Recommendations/Observations

The Highway Authority (HA) has reviewed the revised details submitted in support of the application.

We note the applicant's comments that the proposed development does not include any land for the purposes of camping, and/or holiday letting.

The Unilateral Undertaking has been updated to restrict the Use of the development, to that stated in the planning description. Namely, the erection of a temporary marquee for wedding receptions (between April and October each year), creation of access, installation of infrastructure and siting of a temporary toilet unit.

On the basis that the development and Section 106 agreement are as described on the application form dated the 8<sup>th</sup> of March 2021, and the following conditions are attached to any consent given, we withdraw our earlier objections.

Notwithstanding the submitted details on drawing numbers 20 1107A (03) 11 & 20 1107A (90) 10 Rev A the Highway Authority wish the following conditions to be applied to any consent given.

Prior to the first beneficial use of the development the access has been constructed so that there is clear visibility from a point 1.05 metres above ground level at the centre of the access and 2 metres distant from the edge of the adjoining carriageway, to points 0.6 metres above ground level at the edge of the adjoining carriageway and 25 metres distant in each direction measured from the centre of the access along the edge of the adjoining carriageway. Nothing shall be planted, erected or allowed to grow on the area(s) of land so formed that would obstruct the visibility and the visibility shall be maintained free from obstruction for as long as the development hereby permitted remains in existence.

Upon formation of the visibility splays as detailed above the centreline of any new or relocated hedge should be positioned not less than 1.0 metre to the rear of the visibility splay and retained in this position as long as the development remains in existence.

Prior to the first beneficial use of the development the area of the access to be used by vehicles is to be constructed to a minimum of 410mm depth, comprising a minimum of 250mm of sub-base material, 100mm of bituminous macadam base course material, 60mm of bituminous macadam binder course material and be finished in a 40mm bituminous surface course material for a distance of 10 metres from the edge of the adjoining carriageway. Any use of alternative materials is to be agreed in writing by the Local Planning Authority prior to the access being constructed.

Prior to the first beneficial use of the development, provision shall be made within the curtilage of the site for the parking of not less than 60 cars and two heavy goods vehicles together with a turning space such that all vehicles serving the site may both enter and leave the site in a forward gear. The parking and turning areas shall be

retained for their designated use for as long as the development hereby permitted remains in existence.

The gradient of the access shall be constructed so as not to exceed 1 in 20 for the first 10 metres measured from edge of the adjoining carriageway along the centre line of the access and shall be retained at this gradient for as long as the development remains in existence.

The width of the access carriageway, constructed as Condition 2 above, shall be not less than 5.5 metres for a minimum distance of 10 metres along the access measured from the adjoining edge of carriageway of the county highway and shall be maintained at this width for as long as the development remains in existence.

No surface water drainage from the site shall be allowed to discharge onto the county highway.

### Advisory Notes

**NOTE: THE ATTENTION OF THE APPLICANT MUST BE DRAWN TO RELATED HIGHWAYS LEGISLATION WHICH MAKES PROVISION FOR THE FOLLOWING:**

1. Under Section 184 of the Highways Act 1980, it is a requirement that a licence is obtained from the Highway Authority, in addition to Planning Permission, for vehicular access works.
  - a. The need to avoid interference with and to make provision for the carrying of existing highway drainage under the access to the satisfaction of the Highway Authority.
  - b. The requirement of the Highway Authority for the Developer to ensure that no surface water is discharged onto the County Highway or, without prior approval, into the highway drainage system.
2. Under Section 50 of the New Roads & Street Works Act 1991 it is a requirement that a Streetworks licence is obtained from the Highway Authority to place, or to retain, apparatus in the highway and thereafter to inspect, maintain, adjust, repair, alter or renew the apparatus, change its position or remove it.
3. The need to inform and obtain the consent of Statuary Undertakers (Electricity, Water, Gas, BT), Land Drainage Authority, etc. to the works.

4. The New Roads & Street Works Act 1991 requires that all works, be properly notified and approved prior to commencement.

Further advice on the above highway matters can be obtained from:-

<http://www.powys.gov.uk/en/roads-transport-parking/street.works@powys.gov.uk>

Street Works  
Powys County Hall  
Spa Road East  
Llandrindod Wells  
Powys  
LD1 5LG - 0845 6027035

*Additional comments 9<sup>th</sup> May 2022 –*

Apologies for the delay in my response.

Section 6 of the agent's email below, acknowledges the HA's position and that we required the development to be tied to the use of the church in order to accept that no new movements would occur on the network.

We consider the agent's comments regarding the church car park/number of movements associated with the church to be a red herring. At the time of the previous and current applications, the applicant argued that the church can accommodate 144 guests, the email below does not include any detail as to how the applicant would be in a position to prevent 144 attendees at the church/hall whilst a 150 attendee wedding took place at the marquee. Therefore, the movements associated with the proposed development would be new movements on the constrained highway network, we note that the applicant has not offered any mitigation to this.

We do not consider the proposed fall-back position to exist, or certainly not in the way presented. Without the removal of PD rights, the applicant could hold up to 28 events per year thus giving a total of 46 events at the marquee plus the church could hold unmetered events, parties, weddings, christenings etc at the church/hall simultaneously, with the use of the church/hall being outside of the applicant's control.

The HA understands that the S.106 cannot control the use of the church/hall, nor the number of movements related to such, as the church would need to be a signatory of the S.106 and have declined.

In light that as now proposed, the applicant can no longer control the number of

movements associated with the adjacent church/hall, the applicant has not offered any improvement to the constrained highway network, and in absence of significant improvement the local highway network cannot support the additional movements associated with the development, the HA revert to their previous objection and recommendation of refusal.

*Additional comments received 11<sup>th</sup> October 2022 –*

The County Council as Highway Authority for the County Class III Highway, C2046

Wish the following recommendations/Observations be applied  
Recommendations/Observations

The Highway Authority (HA) has reviewed the revised details, Unilateral Undertaking (UU), comments of the LPA and the County Solicitor, and wish to make the following comments.

The application has previously been considered by the Planning Committee, who deferred the application. The applicant's appointed agents have produced a revised UU which the HA have considered and gained confirmation from the LPA and County Solicitor that the submitted UU is fit for purpose.

From the discussions held with the LPA & County Solicitor, the HA understand that the Church do not need to be a signatory of the UU, and the terms of the submitted agreement prohibit use of the development site whilst a function/service is held at the Church. The use of the development is restricted to "wedding events" which immediately follow a "marriage ceremony" at the church and hall.

The applicant previously wished to include camping at the site for members of the wedding party and their guests. The UU submitted specifically prohibits camping at the development site.

Subject to the following conditions being attached to any consent given, the HA would withdraw their earlier objections.

Prior to the first beneficial use of the development the access has been constructed so that there is clear visibility from a point 1.05 metres above ground level at the centre of the access and 2 metres distant from the edge of the adjoining carriageway, to points 0.6 metres above ground level at the edge of the adjoining carriageway and 25 metres distant in each direction measured from the centre of the access along the edge of the adjoining carriageway. Nothing shall be planted, erected or allowed to grow on the area(s) of land so formed that would obstruct the visibility and the visibility shall be

maintained free from obstruction for as long as the development hereby permitted remains in existence.

Upon formation of the visibility splays as detailed above the centreline of any new or relocated hedge should be positioned not less than 1.0 metre to the rear of the visibility splay and retained in this position as long as the development remains in existence.

Prior to the first beneficial use of the development the area of the access to be used by vehicles is to be constructed to a minimum of 410mm depth, comprising a minimum of 250mm of sub-base material, 100mm of bituminous macadam base course material, 60mm of bituminous macadam binder course material and be finished in a 40mm bituminous surface course material for a distance of 10 metres from the edge of the adjoining carriageway. Any use of alternative materials is to be agreed in writing by the Local Planning Authority prior to the access being constructed.

Prior to the first beneficial use of the development, provision shall be made within the curtilage of the site for the parking of not less than 60 cars and two heavy goods vehicles together with a turning space such that all vehicles serving the site may both enter and leave the site in a forward gear. The parking and turning areas shall be retained for their designated use for as long as the development hereby permitted remains in existence.

The gradient of the access shall be constructed so as not to exceed 1 in 20 for the first 10 metres measured from edge of the adjoining carriageway along the centre line of the access and shall be retained at this gradient for as long as the development remains in existence.

The width of the access carriageway, constructed as Condition 2 above, shall be not less than 5.5 metres for a minimum distance of 10 metres along the access measured from the adjoining edge of carriageway of the county highway and shall be maintained at this width for as long as the development remains in existence.

No surface water drainage from the site shall be allowed to discharge onto the county highway.

PCC - Environmental Protection

19th Apr 2021

Foul drainage

The proposal is to utilise a portable toilet unit with built-in storage. Environmental

Protection has no objection to this proposal.

#### Noise impact

The application has been accompanied by a supporting document, 'Environmental sound survey & Noise impact report' by TGS Acoustics. The report assessed the levels of noise at the three closest noise-sensitive properties which can be expected as a result of the playing of recorded music at the marquee until 0100 hours. The report concludes that at only one property will the level of music noise exceed the existing background noise level. This property is owned by the applicant. Therefore it can be expected that there should be no adverse noise impact from the development at nearby residential properties.

#### Artificial light

The design and layout of the lighting scheme, the orientation of the development, and the topography of the area means that there should be no adverse impact on amenity due to artificial light.

I have no objection to the application.

#### *Additional comments received 26<sup>th</sup> August 2021 -*

I understand that the applicant has already been operating the site as a wedding venue this year. As a result of this, I have received a noise complaint. Based on the information I have received, I have concerns about the application and therefore I would like to add to my previous comments, as follows.

#### Noise

##### Noise from the campsite

It has been brought to my attention that wedding guests are being encouraged/allowed to camp at the site both the night before and after the wedding ceremony. In effect, this is creating a mini festival at the site. I feel the way the application has been presented, and the way the noise report focused purely on the noise from music inside the marquee, is not a true reflection of the reality of the development. I would have concerns if this camping/festival site were to be allowed because the potential for uncontrolled noise to have a negative impact on nearby residential properties would be significant. Potential noise sources from camping include the voices of the campers, plus any other noises they introduce such as the playing of musical instruments or recorded music. Unlike the music in the marquee, which has been the subject of a detailed noise impact assessment

and can be controlled at source, monitored at the site boundary and stopped at a designated time, these noises have the potential to occur throughout the night on Friday and Saturday every weekend for 28 consecutive weeks.

Live bands and recorded music in the marquee

While I recognise the fact that the current position of the marquee does not reflect where it is proposed to be placed as part of this application, it is of concern that music from live bands has allegedly travelled long distances at a loud level. The noise impact assessment report concluded that these sort of noise levels would not be experienced. The results of the noise report submitted in support of this application rely on the source noise being controlled and the event managed and monitored correctly. While I do not currently have evidence of the noise levels being exceeded, anecdotally the confidence in management of events would appear to be a concern.

Artificial light

Similarly to my above comments regarding noise, I am also concerned that the potential impact of artificial light from the site has not been properly assessed. As stated, the creation of a 'festival' site could introduce a number of light sources with the potential to adversely impact the amenity of nearby residential properties.

Therefore, I would like to change my position to an objection on the basis of insufficient information to reflect the true impact of noise and artificial light from the development.

*Additional comments received 21<sup>st</sup> October 2021 –*

I have met with the applicants to discuss the noise issues raised in my previous email. Before I make any further comments, and recommend conditions, specifically regarding music from the marquee, could I ask the applicants to provide as much detail as possible please regarding their proposals to provide overnight camping?

As previously stated, this aspect would appear to be very much part of the plan, however it has not yet been fully considered due to its absence from the application and supporting documents.

*Additional comments received 12<sup>th</sup> November 2021 -*

Re: 21/0422/FUL | Erection of a temporary marquee for wedding receptions (between April and October each year), creation of access, installation of infrastructure and siting of a temporary toilet unit | Land Near To St Mary The Virgin Church Trelystan Welshpool SY21 8LD.



## Noise

To clarify my position on this one, unfortunately I have to disagree with the noise report that concluded there will be no noise impact from this development. Any noise report submitted at the planning application stage is by definition a prediction. I appreciate the fact that it is planned to locate the marquee in a slightly different position than that used this year. However, the use of the marquee this year has demonstrated that in reality there will be an unavoidable noise impact on nearby residents. Also, it has come to light that the site will be used for overnight camping which will create an additional source of noise.

Therefore, I object to the application unless the following conditions are applied to any permission granted:

- Music shall not take place anywhere on the site except within the marquee identified on plan 20 1107A (03).
- All live and recorded music at the site shall finish no later than midnight.
- Prior to the first beneficial use of the site, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of an acceptable noise limit at a noise monitoring location within the boundary of the development. It shall also include details about how camping at the site, associated with the development, will be managed to control the impact of noise.
- Use of the development shall be restricted to a maximum of 6 events per calendar year with a minimum of 14 days separation between events.

*Additional comments received 2<sup>nd</sup> December 2021 –*

Thank you for sending me the noise consultant's rebuttal to my previous comments.

I hope my previous comments have not been taken as a criticism. I have no reason to suggest that the noise monitoring and calculations presented in the report are not accurate. However, as a model for predicting the actual noise levels emanating from the site, there are clearly some aspects that have not been taken into account which will be present in real life (and have probably contributed to the complaints received). Therefore the report must be read as an indicative prediction, and its limitations need to be noted.

The noise report was prepared by playing music from a sound system at a set level.

Noise measurements were made in close proximity to the noise source and at a distance. In addition to this, noise predictions were then made based on the fact that the application site is in a slightly different location from the measurement site. A few examples of how the reality of actual events may have differed (and might differ in future) are as follows.

### *Bass tones*

The report does not make mention of any tonal aspects that can be present in music noise. The main example of this is the low frequency tone commonly referred to as the 'bass'. Bass tones can be annoying even at low levels, and can often be heard at greater distances than higher frequency tones. In addition to this, noise barriers which can be effective against higher frequency tones, are less effective against bass tones. As bass tones are present in a lot of popular music likely to be played at wedding receptions, it is important to expect disturbance from this type of noise.

### *Live bands*

The report does not make mention of the effects of noise from a live band. One significant difference between the playing of recorded music and the playing of a live band, is that not all elements of a band can be controlled. For example, drums and other percussive instruments often do not run through the amplification system, and are therefore not subject to noise limiters.

### *People noise*

The potential effect of people noise cannot be underestimated. I do not know the exact limit on the number of guests at the wedding receptions, but it is likely that guests will sing along to the music. In addition to this, there will also be the sound of guests laughing and shouting.

### *Camping*

Over the summer just gone, there were apparently a number of guests camping at the site on the nights before and after the weddings. As stated previously, this can have the effect of turning the site into something more akin to a weekend festival site. From my experience of such sites, I know that people who are camping have been known to bring their own stereos to play music, to bring their own musical instruments, and even to let off fireworks in the middle of the night. This is all in addition to the sound of voices shouting/laughing/singing which, in the middle of the night in such a quiet location, have the potential to create a large negative noise impact on the area.

There will also be a certain amount of disturbance at the end of the night as vehicles

(taxies, minibuses etc.) collect waiting guests from the venue.

I do not know of any other site in the county that has gone from being a field to an outdoor music event venue that operates for more than 6 days per year. Typically, wedding reception venues have indoor space and therefore can control noise emissions much more effectively.

Hopefully my examples above provide some further background for my previous comments on this application. I stand by my suggested conditions mentioned previously.

*Additional comments received 22<sup>nd</sup> December 2021 -*

Re: 21/0422/FUL | Erection of a temporary marquee for wedding receptions (between April and October each year), creation of access, installation of infrastructure and siting of a temporary toilet unit | Land Near To St Mary The Virgin Church Trelystan Welshpool SY21 8LD.

Further to my previous remarks in relation to noise issues from the development, I have taken into account all of the correspondence received from the noise consultant. It has also been confirmed that any associated camping activities can take place under permitted development rights and, as such, will not form part of this application.

Given that control of noise from the development can be achieved by the use of planning conditions, it will not be necessary to put a limit on the number of events that can take place. However, in order to ensure the effective control of noise, it will be necessary to refine those conditions to set an acceptable noise limit and to require the applicant(s) to monitor and record noise emissions from the site to confirm compliance.

Therefore, I would like to change my recommended conditions to the following:

Condition 1

The level of noise emitted from the site shall not exceed  $L_{Aeq(15\text{ min})}$  30 dB at any time as measured at Church House Farm.

(All measurements shall be taken using a type 1 sound level meter with a microphone height between 1.2m and 1.5m in free field conditions, 3.5 m from a reflective surface.)

Condition 2

All live and recorded music at the site shall finish no later than midnight.

### Condition 3

Prior to the first beneficial use of the site, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented as approved throughout the lifetime of the development. The Plan shall include details of how events will be managed and monitored to control the impact of noise. This should include a provision for record-keeping in relation to noise monitoring and a protocol for how the applicant(s) can be contacted directly by anyone affected by noise.

### PCC – Countryside Services

No comments received at time of writing the report

PCC-Built Heritage Officer

25th May 2021

Background to Recommendation

Designation

Cadw ID 19546 Church of All Saints grade II\* included on the statutory list on 26/10/1953

Cadw ID 7721 Lower House included on the statutory list on 26/10/1953

Policy Background

The advice has been given with reference to relevant policies, guidance and legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Policy Wales 11th edition 2021

Conservation Principles published by Cadw

TAN24

Managing Change to Listed Buildings in Wales - Annexe to TAN24

Setting of Historic Assets in Wales - Annexe to TAN24

Heritage Impact Assessments - Annexe to TAN24

Historic Environment Records

Local Development Plan

Strategic Policy SP7

DM13 Design and Resources Local Development Plan Themes and Objectives;

Theme 4 - Guardianship of natural, built and historic asset

LDP Objective 13 - Landscape and the Historic Environment

Comments

The proposal is for the erection of a marquee on land in close proximity to Church of All Saints for wedding receptions. I note the previous application 20/0284/FUL which was refused.

The Church is an isolated building high up on Long Mountain and situated E of a minor road between Leighton and Marton. The church is reached down a private track and has a woodland plantation to its East. An early C15 church thoroughly restored in 1856, although its early roof survives. C15 arched-braced roof with some C19 timber, alternate bays of which have hammer beams (said to have been sawn off tie beams and now with iron ties inserted through them), and cusped wind bracing. The walls are boarded with pitch pine. Flagstone floor with C17 and C18 memorial slabs in floor at E end. Five-light fragment of medieval rood screen; plain benches, Perpendicular-style octagonal font. The E window glass shows the Garden of Gethsemene, and is said to be by David Evans of Shrewsbury. The building is listed as grade II\* as the only surviving timber-framed church in Montgomeryshire, retaining good external character and internal detail.

Lower House is located approximately 0.4km SE of Trelystan church and situated at the end of a farm road on the E side of a minor road between Trelystan and Marton. A C18 house with integral servants' wing, to which single-storey wing was added late C18. The property is a one-and-a-half storey house consisting of a main range with rear wing, forming an L-plan, with single-storey wing added to rear wing. Timber-framed in square panels with brick nogging painted white, and with slate roof. External stack to R; axial stack to L of centre. The main range is 2-unit with an additional unit to L with a separate entrance. Three dormers have 2-light small-pane casements while the lower storey windows have 3-light casements with transoms. The buildings is included on the statutory list as a good, late example of the local tradition of timber framing retaining its

original character.

Cadw have prepared guidance on the setting of historic assets that in an annexe to TAN24 that came into effect on 31 May 2017 with advice on how to assess the setting of listed buildings. This document outlines the principles used to assess the potential impact of development or land management proposals on the settings of all historic assets but is not intended to cover the impact on the setting of the historic environment at a landscape scale.

It is noted that section 2.2 of Managing Setting of Historic Assets advises that applicants for planning permission should provide the local planning with sufficient, but proportionate, information to allow the assessment of the likely impact of proposal for development on a historic asset and its setting. It is noted that no such assessment accompanied the application.

The document advises that "Setting is the surroundings in which a historic asset is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape.....The setting of a historic asset is not fixed and can change through time as the asset and its surroundings evolve. These changes may have a negative impact on the significance of an asset; for example, the loss of the surrounding physical elements that allow an asset to be understood, or the introduction of an adjacent new development that has a major visual impact. But changes can also have a positive impact that may enhance the setting, such as the removal of traffic from part of a historic town, or the opening up of views, or the return of a sense of enclosure to sites where it has been lost"

I note the Heritage Impact Assessment undertaken by Green Planning Studio. I acknowledge that the location of the marquee has changed from the previous application to be not directly adjacent to the church and the access road to the church which is on higher land than the church but is sited to the north of the access road, which is a more appropriate location. I also note that the marquee roof will be blue black to mimic slate roof which is welcomed.

However the Heritage Impact Assessment has identified that the proposed marquee would have a visual impact on the setting of the Church of All Saints and to a much lesser degree the setting of Lower House. Whilst I would not consider that the proposal would harm the setting of Lower House, I would agree that the proposal would have a harmful impact on the setting of in a visual sense and also non visual to the Church of All Saints. Paragraph 1.26 of TAN 24 identifies the other factors that may affect the setting of an historic asset to include inter-visibility with other historic or natural features,

tranquillity, noise or other potentially polluting development though it may have little visual impact.

It is therefore considered that the proposal has the potential to harm the non visual aspect of the Church of All Saints through the loss of tranquillity or introduction of noise in an otherwise quiet location. This consideration perhaps has a greater significance when applied to Church buildings than to secular buildings.

However I note the comments from the Highway Authority which seek to restrict the numbers attending the events but also to restrict the use of the marquee so that it cannot be used independently of the church and can only be used for wedding receptions after the service at the church.

I understand that this is something that is being considered. If such a condition/section 106 or unilateral undertaken were in place thereby restricting the use of the marquee for events only in association with the church - presumably weddings/blessings/christenings etc then it could be argued that the non visual harm such as noise, disturbance from the Marquee would effectively be addressed as both the Church and the Marquee would be in some respects a joint venture albeit with 2 different landowners and as such the benefits to the Church would be obvious.

I would have some concern if the marquee could be used for any event - especially if a Saturday night event, however by working in association, I am assuming that the church car parking is being offered by the Church as the guests would have attended a church service and then move onto the Marquee and if there were any conflict with the loss of the car park for visitors to a separate church service then it is the control of the Church to prevent future use of the car park.

I also note the tight area of the application site which differs from the previous application that was a larger site to permit camping and other temporary structures to be erected, and camping was advertised on the website for guests. As the application does not include camping or any other structure other than the marquee and disabled toilet, I am therefore assuming that no such uses are being considered as part of this application. Again this is welcomed due to the harm that such activities could pose to the grade II\* listed Church. I would request that an informative be included in the decision reminding the applicant that the only structures hereby approved by this permission are the structures included in the application and as such any camping or other such temporary structures on the site or the adjacent site may require planning permission.

Whilst it is acknowledged that there will be some visual impact on the Church by the

introduction of the marquee, it is also acknowledged that should the suggestion by the highways authority be included as a condition/section 106/unilateral undertaking then many of the concerns previous given could be alleviated. I also note that there are permitted development rights for the erection of a marquee for a much lower time period which is also a consideration. Noting that the building is temporary is also reassuring, however in addition to the months of the year limitation, I would be grateful if consideration could also be given to an end time limit for the marquee after which the permission would have to be renewed, such as 10 years or similar.

Noting the revised location of the marquee, the smaller site and that no other structures are being proposed, and that it is anticipated that the use of the marquee would be restricted to events in association with the Church and following a church service. As such it is considered that the proposal has the potential to have the same positive benefits as a large Church Hall but similar to a Church Hall would be sited in proximity to the church and as such have the potential to impact on its setting.

As such provided that there is a unilateral undertaking in respect of the marquee being used for events linked to the Church, I would consider that my concerns in respect of the previous application would be addressed and subject to the unilateral undertaking/s 106 agreement I would raise no objections to the current application.

In making this recommendation I am mindful of the advice in Sections 66 of the Planning (Listed Buildings and Conservation areas) Act 1990, which require authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building. The setting is often an essential part of a building's character especially if a park, garden or grounds have been laid out to complement its design or function. Also, the economic viability as well as the character of historic buildings may suffer and they can be robbed of much of their interest and of the contribution they make to townscape or the countryside if they become isolated from their surroundings, e.g. by new traffic routes, car parks, or other development."

However, I would also refer to more recent guidance in paragraph 6.1.10 of Planning Policy Wales 11th edition 2021 which states, " For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses."

Section 6.1.9 of PPW 11 advises that " Any decisions made through the planning system must fully consider the impact of the historic environment and on the significance and



heritage values of individual historic assets and their contribution to the character of place"

Section 6.1.7 of Planning Policy Wales 11th edition requires that " it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset should be managed in a sensitive and sustainable way"

*Additional comments received 2<sup>nd</sup> February 2022 -*

Background to Recommendation

Designation

Cadw ID 19546 Church of All Saints grade II\* included on the statutory list on 26/10/1953  
Cadw ID 7721 Lower House included on the statutory list on 26/10/1953

Policy Background

The advice has been given with reference to relevant policies, guidance and legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Policy Wales 11<sup>th</sup> edition 2021

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Historic Environment Records

Local Development Plan

Strategic Policy SP7

DM13 Design and Resources Local Development Plan Themes and Objectives;

Theme 4 – Guardianship of natural, built and historic assets

LDP Objective 13 – Landscape and the Historic Environment

Comments

Previous comments by the built heritage officer stand, but failed to give direct recommendations on the visual impact of the proposal. The following statement seeks to clarify the matter, but is limited to visual impact and setting.

The proposal seeks to construct a canvas marquee with white walls, and a blue/grey slate-coloured roof on land near the II\* listed Church of All Saints (or Church of St Mary the Virgin). The primary purpose of the marquee is to host wedding receptions for ceremonies that have taken place at the church.

The proposal is on land lower than the church, to the Northwest. The marquee will be erected between the months of April and October each year. There is some limited screening with trees.

The HIA states that steps have been taken to limit and impact the proposal would have on setting, but acknowledges there is still some visual harm. It is argued that the positive impact of the marquee is that it adds communal and commercially to a heritage asset.

To get married at a church one has to show a direct link to the Ministry Area, this can be through baptism, confirmation, regular worship or a familial link. However, it is the case that blessings can take place without the proven link. The present Parochial Church Council element of fees for a wedding or blessing at a Church of England church is £270 and £220 respectively. If 100 blessings took place (3.3 a week), this would amount to £22000, which is a significant sum for a historic building.

Further to this, it has been highlighted that there will be an added communal value to the proposal. Cadw Technical Advice Note 24 define the communal value of a heritage asset as '*value deriving from the meaning of a place for the people who relate to it, or from whom it figures in their collective experience or memory*'. It would therefore be a reasonable assessment that if through this development, many more people than would normally visit, attend a ceremony, or have a ceremony at the Church, it will increase the communal value of the asset.

In overall assessment, the question is if the visual impact of the marquee on the setting of the church is balanced by the positive impact in relation to the financial and communal benefit.

The marquee does have an impact on the setting, it is not overall an unattractive marquee, nevertheless its addition in such a rural and isolated setting is not positive. However, on a backdrop of lower church attendance and many empty and disused religious buildings in Powys it would seem that the positives of increased funds for the church, and an improved communal value, would see the equation is balanced. The impact on setting can therefore be seen as neutral.

To ensure that the marquee is only used in relation to the church, the previously suggested 106 agreement is an appropriate measure. This would ensure that any negative impact of its use is balanced by the positive financial and communal benefit to the church. It might be suggested that the usage is not limited to weddings, so that it may

have a wider use in relation to church fetes, church festivals or other church related events.

*Additional comments 11<sup>th</sup> May 2022 –*

Background to Recommendation

Designation

Cadw ID 19546 Church of All Saints grade II\* included on the statutory list on 26/10/1953  
Cadw ID 7721 Lower House included on the statutory list on 26/10/1953

Policy Background

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DM13 Design and Resources Local Development Plan Themes and Objectives;

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LDP Objective 13 – Landscape and the Historic Environment

Comments

The proposal seeks to construct a canvas marquee with white walls, and a blue/grey slate-coloured roof on land near the II\* listed Church of All Saints (or Church of St Mary the Virgin). The primary purpose of the marquee is to host wedding receptions for ceremonies that have taken place at the church.

The proposal is on land lower than the church, to the Northwest. The marquee will be erected between the months of April and October each year. There is some limited screening with trees.

TAN24 addresses setting with some of the factors to consider and weigh in the

assessment including

- the prominence of the historic asset
- the expected lifespan of the proposed development
- the extent of tree cover and its likely longevity
- non-visual factors affecting the setting of the historic asset

Paragraph 1.26 identifies the other factors that may affect the setting of an historic asset to include inter-visibility with other historic or natural features, tranquillity, noise or other potentially polluting development though it may have little visual impact.

The HIA states that steps have been taken to limit and impact the proposal would have on setting, but acknowledges there is still some visual harm. It is argued that the positive impact of the marquee is that it adds communal and commercially to a heritage asset.

Further to this, it has been highlighted that there will be an added communal value to the proposal. Cadw Technical Advice Note 24 define the communal value of a heritage asset as '*value deriving from the meaning of a place for the people who relate to it, or from whom it figures in their collective experience or memory*'. It would therefore be a reasonable assessment that if through this development, many more people than would normally visit, attend a ceremony, or have a ceremony at the Church, it will increase the communal value of the asset.

The church is a prominent historic feature and in an elevated and isolated position, in a rural setting. It has been highlighted that it is a place of peace and tranquillity and that the setting of the building should be maintained as such, that the use of the marquee would impact on this. To a certain extent this is the case, however, Church buildings have historically been busy places in their own right. By their very nature Churches are designed to hold many people, and as such the regular use of the Church for wedding ceremonies cannot be said to have a negative impact on the listed building. The continued presence of the wedding party on church premises after the wedding appears to have previously had a negative impact on the setting of the church when the marquee was closer to the building. The new location of the marquee would lessen this impact.

There are non-visual factors, such as noise and car parking to be considered. The church can legitimately be used for normal church activities which require many cars to be present, and this impact is co-related to use and therefore difficult to assess. The noise from marquee would have an impact on setting, though this would be limited to 18 occasions 7 months of the year, between one and two weddings a week. Live music would be obliged to finish at midnight. The impact of noise on the setting of the church would be somewhat limited, and by the 106 agreement, associated to an event which had previously taken place at the church.

In overall assessment, the question is if the marquee and the related events will have an impact on the setting of the church. The marquee does have an impact on the setting, it is not overall an unattractive marquee, nevertheless its addition in such a rural and isolated location could not be said to be positive. However, on a backdrop of lower church attendance and many empty and disused religious buildings in Powys it would seem that the positives of increased funds for the church, and an improved communal value, would see the equation is balanced. Furthermore, an increased amount of planting could be utilised to screen the marquee from view, alongside this the marquee would be taken down over the winter.

In summary, the increased use of the church by the development would be a considerable positive to the listing building, whilst the location of the marquee has a slight negative impact.

Recommendation

Approval on condition of increased screen planting.

PCC-Ecologist

18th May 2021

I have reviewed the proposed plans, aerial images as well as local records of protected and priority species and designated sites within 500m of the proposed development.

The data search identified 1 record of protected and priority species within 500m of the proposed development with no records found for the site itself. Species recorded within 500m of the proposed development include mistle thrush.

No statutory designated sites were identified within 500m of the proposed development.

One non-statutory designated sites were identified within 500m of the proposed development;

- o Trelystan Road Verge Nature Reserve (RVNR) - approximately 232m from the proposed development

The proposed development is located within the boundaries of an existing agricultural field adjacent to a woodland and existing church and is likely to impact areas of semi-improved grassland, a habitat considered to be of relatively low ecological value.

#### Wildlife Sensitive Lighting

I have reviewed the proposed external lighting plan detailed in section 5.23 of the submitted planning statement and illustrated on the submitted site layout plan. The measures proposed with regards to external lighting at the site are considered to be appropriate and acceptable to minimise impacts to nocturnal wildlife at the site and in the wider environment.

It is recommended that adherence to the identified external lighting scheme is secured through an appropriately worded planning condition.

#### Biological Enhancement

In accordance with Part 1 Section 6 of the Environment (Wales) Act 2016 Local Authorities are required to Maintain and Enhance biodiversity through all of its functions - this includes the planning process. It will therefore need to be demonstrated as to how the proposed development will incorporate biodiversity enhancements to ensure net biodiversity benefits through the proposed development. These measures could include:

- o Provision of bird and bat boxes including the details of the number, type and location of these boxes;

- o A wildlife buffer strip and a scheme of appropriate management of these areas,

hedgerows should be retained within buffer strips and should be unlit or lighting to be directed away from the hedgerows to create dark movement corridors for nocturnal wildlife through the site;

oProvision of wildlife friendly landscape planting.

As the application has not indicated any proposed biodiversity enhancements I recommend that a condition is included to secure the submission of a biodiversity enhancement plan.

Further details regarding biodiversity and requirements associated with planning applications can be found in the Powys Local Development Plan (2011 to 2026) Supplementary Planning Guidance Biodiversity and Geodiversity (Adopted October 2018) which can be found at <https://en.powys.gov.uk/article/4907/LDP-Supplementary-Planning-Guidance-SPG>

Therefore should you be minded to approve the application I recommend inclusion of the following conditions:

External lighting at the site shall be undertaken strictly in accordance with the details identified in section 5.23 of the submitted planning statement and illustrated on drawing number (03) 11 produced by Green Planning Studios. The measures identified shall be adhered to and implemented in full and maintained thereafter.

Reason: To comply with Powys County Council's LDP DM2 and DM7 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 11, February 2021), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

Prior to commencement of development, a detailed Biodiversity Enhancement Plan shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter unless otherwise agreed in writing with the LPA.

Reason: To comply with Powys County Council's Policies LDP DM2 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 11, February 2021), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016

Protected Species

Work should halt immediately and Natural Resources Wales (NRW) contacted for advice in the event that protected species are discovered during the course of the development.

To proceed without seeking the advice of NRW may result in an offence under the Conservation of Habitats and Species Regulations 2017 and/or the Wildlife & Countryside Act 1981 (as amended) being committed. NRW can be contacted at: Tel: 0300 065 3000.

### Shropshire Hills AONB

This planning application is not within, or sited near to, the Shropshire Hills AONB, so I think that it may have been sent in error

*Additional comments received 17<sup>th</sup> February 2022 –*

The Shropshire Hills AONB Partnership is a non-statutory consultee and does not have a role to study the detail of all planning applications affecting the AONB.

With or without advice from the AONB Partnership, the planning authority has a legal duty to take into account the purposes of the AONB designation in making this decision, and should take account of planning policies which protect the AONB, and the statutory AONB Management Plan.

Our standard response here does not indicate either an objection or 'no objection' to the current application.

The AONB Partnership in selected cases may make a further detailed response and take a considered position.

### Cadw

I'm afraid I won't be able to comment on this. Local authorities are only required to consult Cadw on development proposals which affect the setting of scheduled monuments, registered historic parks, gardens and landscapes and World Heritage Sites. It is for the LPA to consider the effects of proposed developments within the setting of listed buildings in consultation with the Conservation/Built Heritage Officer. Should the applicants wish to appeal a refusal of Planning Permission, Cadw may be required to advise at the appeal stage and therefore it would comprise our position to provide comment prior to determination.

### Cllr Jenner

I write in relation to the above application which is in the new part of my ward. I understand this decision was deferred from the last planning and will go to a future committee. Although I wasn't the councillor who called this in, it was Linda Corfield, I should very much like to be given the rights to speak at committee as and when it comes back again.

Please could you let me know if this is possible?



Shropshire County Council

No comments received at the time of writing this report

Reverend Bill Rowell

I have asked the Archdeacon of Ludlow, Ven Fiona Gibson, and the Diocesan Registrar of Hereford Diocese, Mr Jeremy Wilding, to make response, and you will hear from them soon, if you have not done so already.

My original letter in support of the application, dated 10th December 2020, was written in good faith at an early stage in the development of the business, and at a time when the church's Parochial Church Council was itself entirely happy to approve the scheme. Practical observation and experience of the venue in operation has changed the picture to a degree, however, so that, although I would want to stress that I remain broadly supportive of the business, and that I have greatly appreciated the contacts I've been able to make with young couples seeking to be married at St Mary's, I feel it would be sensible to note some reservations.

(2) The use of the field immediately above the church for the marquee last year meant that in practice the wedding reception was far too close to the church, and it became difficult to preserve the integrity of the church and its buildings and curtilage; those using the venue seemed in some cases at least to be regarding the church and its grounds as part of the site they had hired. Camping on the site added to the impact of this, and made access to the church for other purposes difficult. I think that - as with any other wedding - once the service itself is over, and photographs etc following the service are complete, the church and churchyard ought not to be accessed by those attending the wedding. It's important to remember that people tend to visit family graves on Saturdays.

(3) I personally am happy for the site identified to the left of the field and below the track above the church to be used for wedding receptions, but I am aware of others who feel it is still too close. I would be very unhappy were the field above the church to be used for the weddings booked this year, as it was for last year's weddings (I understand this might happen if wedding bookings continue under permitted development rules).

(4) I do not feel the church hall should be *automatically* booked for each wedding, as has been suggested, though of course I am happy that it should be booked and used where needed. Unusually, the hall is within the curtilage of the churchyard, so use of it requires entry into the churchyard, which, as mentioned above, has an impact on the integrity of church and churchyard.

These, I think, are not reasons to not allow planning permission, but factors which do need to be taken into consideration when doing so. They are placed here not to replace but to moderate the points made in my original letter.

*Additional comments received 28<sup>th</sup> February 2022 –*

As regards my comments below, please delete point 1, as this need not relate directly to the application as such. I'm happy for the other three points to stand as they are. They are however, my own personal comments and I stress that I would not presume to speak on behalf of either the local Parochial Church Council or the Diocese of Hereford under whose jurisdiction St Mary's Church falls. I understand that a submission from the Archdeacon of Ludlow, Ven Fiona Gibson, will reach you shortly.

### Diocese of Hereford

These submissions are being sent on behalf of the Diocese of Hereford by the Archdeacon of Ludlow, the Venerable Fiona Gibson, and by the Hereford Diocesan Registrar, Mr Jeremy Wilding.

The Diocese is an interested party, because the proposed development, if granted, will take place just outside the curtilage of the church of St Mary the Virgin, Trelystan which is part of the Diocese of Hereford.

The church is wonderfully situated in a very remote and solitary location. It is both a place of pilgrimage and a place of worship within the community. There are a number of graves within the churchyard, which are regularly visited by relatives. The site is believed to be very ancient.

We are aware that this planning application has sadly divided parts of the community, including members of the church family. This has placed the Incumbent, the Reverend Bill Rowell, in a very difficult position, and we understand that he will be writing separately in his own personal capacity.

So far as the Diocese is concerned, we take the view that we ought properly to maintain a neutral stance. We are not, nor would we wish to be seen to be, taking sides with anybody. Having said that,

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there are a number of features of this case which, in our respectful opinion, should be taken into account by the planning authority when reaching its decision.

Some of those particular features include the following:

1. This church is a place of great antiquity, and its situation makes it a very special place. From the churchyard there are far reaching views, and the site has a great sense of spiritual solitude. We would be very sorry to see anything done that would unduly impact or prejudice those very special qualities.
2. On the other hand, we are also mindful of the need for farms and local businesses to diversify, and as a matter of general principle, we would support those who seek to find new ways to bring wealth, jobs, and prosperity into the community.
3. We understand that the applicants have previously sited a marquee on an alternative site, which is much closer to the church, this being done under permitted development rules. We think it fair to say that we would not wish marquees to be sited so close to the church or to the churchyard.
4. The proposed site is further away from that which was previously used, but it is still located very close to the church site, and we are mindful that there are strong views within the community which would favour the marquee being located yet further away even from the revised site.
5. We have also heard the views of the applicants which is that they would find it difficult to find an alternative site which would be suitable, and this is something which the planning authority will wish to consider carefully.
6. If the applicants application is successful (and we express no view as to whether or not it should succeed), we consider it important that every reasonable step be taken to ensure that the presence of the marquee and of the site itself should not impinge upon the sense of peace and solitude which has been a characteristic of this very special place for centuries. There are various ways in which this could be addressed, such as the requirement that suitable screening by trees be made a condition of any consent.
7. People in the community have also expressed concern about noise, and it seems to us that there is scope for conditions to be imposed which would limit noise and indeed the timing of events.
8. When a marquee was previously positioned closer to the church under permitted development rules, we understand that there were issues with guests camping – sometimes for several nights on the site. We understand that the applicants have indicated a willingness to include a condition prohibiting such camping.
9. For the avoidance of doubt, we understand that neither the church nor the Diocese would wish to be a party to any section 106 agreement. It has been suggested that the church facilities (such as the car park and church wall) could be used and made available for non-church weddings taking place or which are to be celebrated, and the Diocese would not wish to be tied into any such arrangement.
10. Similarly, we understand that the church and the Diocese would not wish to be a party to any arrangement which would restrict the use of the marquee to weddings held in the church. We further understand that the church and the Diocese wish it to be made clear in all advertising for the wedding business that there is no connection between the church or the Diocese and the wedding business.

We would be grateful if this letter and the submissions and comments contained within it could be placed before the planning committee for its further consideration.

If we can assist in any other way, please do not hesitate to let us know.

## Public Representations

Following the display of a site notice there has been 14 letters of support received and 23 letters of objecting to the proposed development. The main issues raised are as follows:

- Increase in traffic
- Concerns regarding the highway network
- Concerns regarding campsite being run in connection with the wedding business
- Concerns regarding noise impact
- Concerns regarding artificial lighting
- The development is out of keeping with the character of the area
- Landscape concerns
- Concerns regarding litter
- Concerns regarding no limit being placed on the number of weddings that can take place

The letters of support raised the following benefits:

- Good scheme for the local area
- Concerns raised on previous application have been addressed.
- Economic benefits

## Planning History

App Ref	Description	Decision	Date
P/2016/1221	Erection of Residential Extension	Consent	23rd Jan 2017
DIS/2017/00 86	Discharge of condition no.3 (P/2016/1221	Approve	4th May 2017
20/0284/FUL	Erection of a temporary marquee	Refused	8th Oct 2020

## Principal Planning Constraints

Within 50m of Listed Building  
Right of Way  
Mineral Safeguarding Sandstone Cat 2

## Principal Planning Policies

<b>Policy</b>	<b>Policy Description</b>	<b>Year</b>	<b>Local Plan</b>
PPW	Planning Policy Wales (Edition 11, 2021)		National Policy
FWTNP	Future Wales: The National Plan 2040		National Policy
TAN5	Nature Conservation and Planning	2009	National Policy
TAN11	Noise		National Policy
TAN12	Design	2016	National Policy
TAN18	Transport	2007	National Policy
TAN23	Economic Development		National Policy
TAN24	The Historic Environment	2017	National Policy
DM2	The Natural Environment		Local Development Plan 2011-2026
DM4	Landscape		Local Development Plan 2011-2026
DM7	Dark Skies and External Lighting		Local Development Plan 2011-2026
DM8	Mineral Safeguarding		Local Development Plan 2011-2026
DM13	Design and Resources		Local Development Plan 2011-2026
DM15	Waste Developments within		Local Development Plan 2011-2026
SP2	Employment Growth		Local Development Plan 2011-2026

SP5	Settlement Hierarchy	Local Development Plan 2011-2026
SP7	Safeguarding of Strategic Resources and Assets	Local Development Plan 2011-2026
E2	Employment Proposals on Non-Allocated Employment Sites	Local Development Plan 2011-2026
E6	Farm Diversification	Local Development Plan 2011-2026
T1	Travel, Traffic and Transport Infrastructure	Local Development Plan 2011-2026
SPG	Biodiversity and Geodiversity SPG (2018)	Local Development Plan 2011-2026
SPG	Historic Environment SPG (2020)	Local Development Plan 2011-2026
SPG	Landscape	Local Development Plan 2011-2026

### **Other Legislative Considerations**

Crime and Disorder Act 1998

Equality Act 2010

Planning (Wales) Act 2015 (Welsh language)

Wellbeing of Future Generations (Wales) Act 2015

Marine and Coastal Access Act 2009

### **Officer Appraisal**

#### Site Location and Description

The application site is located within the Community Council area of Forden with

Leighton and Trelystan. The proposed site is located approximately 4.5km to the south east of Welshpool, in the open countryside as defined by the Powys Local Development Plan (2018). The application site is in close proximity to the curtilage of the C15th grade II\* listed building St Mary the Virgin Church (also known as Church of All Saints) which has a village hall and car park.

Farmland surrounds the site to the north, west and south with St. Mary the Virgin Church approximately 90 metres to the south-east. Weddings are currently being offered utilising the marquee erected under the provisions of permitted development regulations.

Consent is sought for the erection of a temporary marquee for wedding receptions (between April and October each year), creation of access, installation of infrastructure and siting of a temporary toilet unit (Part Retrospective).

The proposed marquee will measure approximately 24 metres in length and 9 metres in width, reaching a height of 2.3 metre to eaves and 4 metres to ridge. The proposed marquee will be constructed using a metal frame with white pvc canvas sides. The proposed roof will be finished with a blue/grey canvas. The marquee would have clear plastic windows which would be south-facing. Parking will be alongside the track that leads from the public highway down to the site.

The other works associated with the development include the creation of a level platform for the marquee, a relocatable disabled toilet and a turning space and access tracks. A proposed 3.6m wide access track from the existing track to the marquee area will be created. Existing car parking at the church will also be utilised as part of the proposal.

## Background

This application is a resubmission of application reference number 20/0284/FUL for the erection of a temporary marquee. The application was refused for the following reasons:

1. The development would create an unacceptable adverse impact on road safety, and is therefore contrary to the standards expected in LDP policy DM13 and T1. The application is therefore contrary to policies DM13 and T1 of the Powys Local Development Plan, Technical Advice Note 18: Transport and Planning Policy Wales.
2. Insufficient information has been submitted to fully assess the potential impacts of the proposed development on noise and light pollution. The proposed development is therefore contrary to policy DM13, part 11 of the Local Development Plan, and Planning Policy Wales (Edition 10, 2018).

3. The development would create an unacceptable adverse impact on built heritage, harming the setting of the listed building and therefore contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Local Development Plan (2018) policies SP7 and DM13, Technical Advice Note 24 (2018) and Planning Policy Wales (2018).
4. The development would create an unacceptable adverse impact on landscape, and is therefore contrary to the standards expected in LDP policy DM4, and SPG Landscape.
5. The development is considered unacceptable in terms of design and is contrary to the standards expected in LDP policy DM13, and Planning Policy Wales (2018).

The applicant has attempted to address these reasons for refusal in this revised application. The applicant proposes a new location for the marquee, hedgerow planting, revised lighting, a new colour roof and the provision of a draft S106 legal agreement.

This application (21/0422/FUL) was previously considered by the Planning Committee on the 3<sup>rd</sup> February 2022 where the decision was deferred for the following reasons:

- *“To enable the S106 agreement to be made more concise to ensure it ties the marquee to the church*
- *To consult Shropshire County Council and Shropshire AONB*
- *To consult the Diocese*
- *For the applicant to clarify the financial benefits to the church*
- *To review the noise issues*
- *Consider the highways issues.*
- *Consult Cadw”*

Given that the application was previously considered by the Planning Committee over 6 months ago, the application is therefore considered a new application.

The Planning Protocol states

*“If the length of time is 6 months or more (the timescale starts from the date of the meeting when the matter was first considered), then it will be considered to be a new application and all members of the Planning Committee can take part in any subsequent consideration of the reconsidered application and full speaking rights will be allowed.”*

Principle of Development



Policy E2 of the Powys Local Development Plan states proposals for employment development on non-allocated sites will be permitted where it is demonstrated that no other suitable existing or allocated employment sites or previously developed land can reasonably accommodate the proposal, and where at least one of the following criteria is met:

1. The proposal is up to 0.5ha. and is located within or adjoining a settlement with a development boundary.
2. The proposal is for the limited expansion, extension or environmental improvement of existing employment sites and buildings.
3. The proposal is appropriate in scale and nature to its location and is supported by a business case which demonstrates that its location is justified.

Policy E2 states the provision of new employment proposals within the open countryside is also supported where it can be demonstrated that such a location is justified by the nature of the proposal.

Quaint Country Weddings was set up in 2020 as a diversification from a family farm business. The farm has been in the family ownership since 1932. The farm no longer operates as a working farm therefore diversification provides a modern development in which to support the business owners. The first stage of the diversification was to operate the wedding venue under permitted development by hiring in marquee equipment to assist in setting up. The success of the pilot trials and interest of couples to celebrate their weddings at the venue led to the purchase of equipment to enable the business to provide a high-quality space and control of equipment.

In terms of the criteria above as set out within policy E2, the agent has submitted a business case to support the application to demonstrate that the location of the proposal is justified. Having considered the submitted Business Case it is considered that the location of the proposed development is justified and it is also noted that the marquee will only be erected between the months of April and October in any calendar year. The proposed marquee has been relocated to a different location from the previous application which was refused to ensure the siting of the proposal is acceptable. It is therefore considered that sufficient information has been provided in the form of a business case and it is considered the location of the marquee is justified by the nature of the proposal.

Policy E6 of the Powys Local Development Plan states development proposals for farm diversification will be permitted where:

1. The proposed diversification will be of an intensity of use appropriate to the location

and setting and will have no significant detrimental effect on the vitality and viability of any adjacent land uses, either individually or through cumulative impact;

2. Adequate provision is made for the parking of vehicles and the storage of materials/equipment; and

3. The construction of new, or conversions of existing buildings, that form part of the proposal lie within or immediately adjacent to the existing farm building complex.

As noted above Quaint Country Weddings was set up in 2020 as a diversification from a family farm business. The proposal would create an intensity of use which is therefore considered to be appropriate to its location and given that the proposal is a diversification measure it is not considered that it would impact the vitality/viability of the existing farm which has been demonstrated through the Economic Impact Statement submitted. Existing parking is located at the church and materials would be stored off site when the marquee is taken down. Due to farm diversification the venue will introduce new business and income to many local businesses as well as a strong support and a lifeline for St. Mary the Virgin Church.

In terms of the criteria of policy E6 the use of the proposed marquee would, through a S106 legal agreement, be tied to the adjoining church and church hall with numbers using the marquee limited to 150. This is considered to be within the capacity of the existing church. It also provides control over the intensity of use as opposed to operating under permitted development regulations.

It is considered that the principle of the proposal is acceptable, subject to the considerations below:

#### Design and External Appearance

With respect to design, specific reference is made to LDP policies DM13 (Part 1) and PPW. LDP policy DM13 and PPW require development to be able to demonstrate a good quality design and to have regard to the qualities and amenity of the surrounding area, local infrastructure and resources.

The proposed marquee will measure approximately 24 metres in length and 9 metres in width, reaching a height of 2.3 metre to eaves and 4 metres to ridge. The proposed marquee will be constructed using a metal frame with white pvc canvas sides. The proposed roof will be finished with a blue/grey canvas. The marquee would have clear plastic windows which would be south-facing.

The previously refused application was proposed on an exposed plateau on the side of the wide valley. The revised location for the marquee is approximately 90m to the north, set amongst a backdrop of mature trees. While it proposes white elevations (one

elevation being transparent windows), this would be offset to some extent by the proposed hedgerow and natural topography, with land rising from east to west. The proposed roof has been revised from white to blue/grey following concerns raised by the PCC Built Heritage officer, which is considered an improvement to the previously proposed white roof.

The temporary marquee is considered to be of an acceptable design and size and scale within this location. The minor change to the roof colour is a welcomed alteration and it is therefore considered the design and appearance of the marquee is acceptable within this location. It is also noted that landscaping in the form of trees and hedgerow planting is proposed as part of the application.

A condition will be attached to any consent granted controlling the time frame to which the marquee is erected and removed from site.

In light of the above and subject to the recommended condition, it is therefore considered that the design and external appearance of the proposed is consistent with LDP Policy DM13 and TAN 12.

#### Economic Impact

An Economic Impact Statement has been submitted in support of the proposal which highlights the potential economic benefit for local businesses and the adjacent Church. The Economic Report submitted demonstrates the economic potential of the proposal for the local community by employing local companies to carry out the wedding event services.

It is worth noting that the financial information provided has already been trialled via a number of weddings, under permitted development rights. These events took place during 2019 and 2020 season and it is noted that further bookings are in place for the 2023 season.

The proposed development will support the local economy and increase the sustainability of many local companies as well as the adjoining church at Trelystan which is a grade II\* listed building via hiring the Church and Church Hall facilities.

The Quint Country Wedding Economic Impact Statement, as submitted, demonstrates that an annual income to the church of £12,380 would be provided from church fees from 18 wedding events. The income will help sustain the future of the church.

The development has taken on board the concerns raised and proposes a reduction to 18 one day church wedding events per annum. The revised Economic Statement confirms there still remains financial benefit to the local economy and church whilst allowing the local community and worshippers the freedom to continue the use of the

church facilities for their own uninterrupted uses on a regular basis.

It is therefore considered that the proposal would have significant economic benefit consistent with Policy SP2 of the LDP (2018) and TAN 23.

#### Neighbouring Amenity

In considering the amenities enjoyed by the occupiers of local properties, consideration has been given to the LDP policy DM13 (Part 12).

PCC Environmental Protection has been consulted on the proposed development in terms of foul drainage, potential noise nuisance and artificial light. In relation to foul drainage, the proposal is to utilise a portable toilet unit with built-in storage. The PCC Environmental Protection officer raised no objection to the method of foul drainage.

In relation to noise, further to the officer's previous concerns and objections in relation to noise issues from the development, the officer has taken into account all of the correspondence received from the noise consultant including the submitted Noise Impact Assessment. PCC's Environmental Protection officer noted given that control of noise from the development can be achieved by the use of planning conditions it would not be necessary to put a limit on the number of events that can take place.

However, in order to ensure the effective control of noise, it will be necessary to refine those conditions to set an acceptable noise limit and to require the applicant(s) to monitor and record noise emissions from the site to confirm compliance. Following additional information the officer raised no objection to the development subject to the inclusion of a number of noise conditions which will be attached to any consent granted.

In terms artificial light the PCC Environmental Protection officer noted the design and layout of the lighting scheme, the orientation of the development, and the topography of the area and noted there should be no adverse impact on amenity due to artificial light from the proposal.

In view of the above PCC Environmental Protection raised no objection to the proposal subject to the inclusion of the conditions regarding noise.

In light of the above and subject to the recommended conditions it is therefore considered that sufficient information has been submitted to demonstrate the proposal would not present an unacceptable adverse impact on the amenity of neighbouring dwellings and therefore the proposal is considered to be in accordance with LDP policy DM13.

#### Landscape

LDP policy DM4 and SPG "Landscape" deal with the impact of development proposals

on the landscape. Landmap considers the area to be of high landscape value, with a strong sense of place / local distinctiveness. The landscape here is a wide valley with isolated farmsteads, small, scattered settlements and patches of woodland within an agricultural setting. Rights of way are located in close proximity to the site and one adjoins the area of the proposed track. It is not considered that the rights of way to the south and east would be significantly impacted. Views from the rights of way to the west and north west have been considered in the Landscape Impact Assessment submitted as part of the application considered below.

Initial concerns within the previously refused application stated that the proposed location did not take account of the lie of the land and the location of the marquee was considered to be intrusive to the landscape. The revised location (approximately 90m to the north) is considered to be an appropriate position, set within the backdrop of the mature trees and further away from the grade II\* listed church which would be screened from the proposed marquee by the re-growth of the plantation between the two locations. It is noted that further landscaping is proposed in the form of hedgerow planting on the eastern and northern elevations. The location of the marquee has been carefully chosen to minimise the effects on the wider landscape and on the setting of the Church.

The application has been supported by a Landscape Impact Assessment (March 2021 – Green Planning Studio). The assessment provides a description of the site and the proposal, methodology, and an assessment of landscape and visual effects. The visual effect of the application proposal has been assessed from public view points. The assessment concludes that the proposed development, along with the increased activity that will inevitably result from the proposal will have a negative impact on the tranquillity of the area. However, the location of the proposed marquee has been carefully chosen to minimise the effects on the wider landscape. The visual impact on the landscape has been mitigated by careful choice of location, the colour of the marquee roof and proposed new planting. It is acknowledged that the proposed development also includes the creation of an access track to the marquee, having considered the proposed track it is not considered the access track will have a detrimental impact on the landscape. It is noted that tree planting has been proposed along a section of the access track with hedgerow planting beyond.

It is also noted that the proposed development includes ground works to create a flat platform for the marquee to be sited. As part of the application, site sections have been submitted to demonstrate the ground works required to create the flat platform. Having considered the proposed ground works required it is not deemed the proposal will have a detrimental impact on the landscape of the surrounding area.

Having considered the proposed location of the marquee and the amendments made to the roof colour and the landscaping proposed, it is considered on balance the proposal

is deemed acceptable. A condition will be attached to any consent granted ensuring the implementation of the landscaping proposed.

Consideration and regard has also been given to whether the proposal would have an unacceptable or harmful impact on the Shropshire Hills AONB, located approximately 4 km to the east. Given the and scale of the proposal, its location, its screening and the significant distance from the site to the AONB, it is considered that the proposal is acceptable in this regard.

It is therefore considered that the proposal would not have an unacceptable adverse effect on the valued characteristics and qualities of the Powys landscape in accordance with LDP Policies SP7, DM4 and the Landscape SPG.

### Highways

A safe access and parking is a fundamental requirement of any development. TAN 18, LDP policy T1, and section 10 of LDP policy DM13, deals with highway provision for proposed developments and requires proposals to be designed so as to minimise the impacts on the transport network and demonstrate that the strategic and local network can absorb the traffic impacts and reduce or mitigate any adverse impacts from the development.

The application is supported by a highways statement report from the Hurlestone Partnership Ltd (22/2/2021), which was prepared to address concerns raised following refusal of planning application 20/0284/FUL.

The Highway Authority has reviewed the revised details, a proposed Unilateral Undertaking (UU), comments of the Local Planning Authority and the County Solicitor and noted the application has previously been considered by the Planning Committee, who deferred the application. The applicant's appointed agents have produced a revised Unilateral Undertaking which the Highway Authority have considered and gained confirmation from the Local Planning Authority and County Solicitor that the submitted Unilateral Undertaking is fit for purpose.

From the discussions held with the Local Planning Authority and County Solicitor, the Highway Authority understand that the Church do not need to be a signatory of the Unilateral Undertaking, and the terms of the submitted agreement prohibit use of the development site whilst a function/service is held at the Church. The use of the development is restricted to "wedding events" which immediately follow a "marriage ceremony" at the church and hall.

The applicant previously wished to include camping at the site for members of the wedding party and their guests. The Unilateral Undertaking submitted specifically prohibits camping at the development site.

Subject to the following conditions being attached to any consent given, the Highway Authority would withdraw their earlier objections.

In light of the above and subject to a number of conditions and the proposed Section 106 Legal Agreement the Highway Authority raised no objection to the development.

### Built Heritage

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. The Barnwell Manor case the Court of Appeal made it clear that in enacting s.66 (1), Parliament had intended that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carried out the balancing exercise. Therefore, special regard must be given to the desirability of preserving listed buildings and their setting and any harm caused should be given considerable weight within the planning balance.

Policy SP7 seeks to protect strategic resources and assets from inappropriate development. Listed Buildings are listed within this policy under criterion 2 as assets to protect. Technical Advice Note 24 states the listed buildings are nationally important assets which represent a unique source of information about the past and make a valuable contribution to the quality and character of Welsh landscapes and townscapes. Special consideration should be given to the importance and grade of the building as well as its intrinsic architectural or historic interest especially the impact of the proposed works on the significance of the building. Attention should be given to the physical features of the building which justify its listing and contribute to its significance, including any features of importance such as the interior.

TAN 24 - The Historic Environment requires historic assets to be considered within the planning process. A Heritage Impact Assessment (HIA) is the structured process that enables the significance of a designated asset to be assessed. The application has been supported by a Heritage Impact Assessment.

The application site is within close proximity to St Mary's Church which is a grade II\* listed building (also recorded as All Saints Church by Cadw) which sits to the south-east of the proposed site and is surrounded by a stone wall. It is noted as being the only surviving timber-framed church in Montgomeryshire retaining good external and internal

detail. The building is listed by Cadw as being an early C15th church which was thoroughly restored in 1856. The Cadw description of the Church is as follows:  
*“Consisting of nave and chancel under a single roof, with S porch, W bellcote and N vestry. Timber-framed with brick nogging painted white, on a rubble stone plinth with dressed coping. Slate roof. The S wall has, to R of porch, 3x2-light mullioned windows with trefoil heads and lattice glazing, with similar window to L of porch. The porch doorway has an arch with a pointed trefoil, while the side walls each have 2 small openings of cruciform shape. The porch is laid with red and black tiles in diaper fashion, and has a boarded S door.”*

The application site is also within proximity of Lower House which is a grade II listed building. Lower House is located approximately 0.4km South East of Trelystan church and situated at the end of a farm road on the East side of a minor road between Trelystan and Marton. The Cadw description of Lower House is as follows:

*“A C18 house with integral servants' wing, to which single-storey wing was added late C18. The property is a one-and-a-half storey house consisting of a main range with rear wing, forming an L-plan, with single-storey wing added to rear wing. Timber-framed in square panels with brick nogging painted white, and with slate roof. External stack to R; axial stack to L of centre. The main range is 2-unit with an additional unit to L with a separate entrance. Three dormers have 2-light small-pane casements while the lower storey windows have 3-light casements with transoms. The buildings is included on the statutory list as a good, late example of the local tradition of timber framing retaining its original character. “*

Given the concerns raised on the previously refused application, the proposal is now located in a different position, approx. 90m to the north west of the Church with mature trees located between the proposed marquee and the church. Woodland continues to the east of the proposed site and north of the church. The application also proposes significant screening by way of a hedgerows adjacent to the eastern and northern elevations.

The PCC Built Heritage officer has been consulted on the development and noted the Heritage Impact Assessment undertaken by Green Planning Studio. The officer acknowledged that the location of the marquee has changed from the previous application to be not directly adjacent to the church and the access road to the church which is on higher land than the church but is sited to the north of the access road, which is a more appropriate location. The officer also noted that the marquee roof will be blue grey to mimic a slate roof which is welcomed.

The Officer noted the church is a prominent historic feature and in an elevated and isolated position, in a rural setting. It has been highlighted that it is a place of peace and tranquillity and that the setting of the building should be maintained as such, that the



use of the marquee would impact on this. The officer acknowledged to a certain extent this is the case, however, Church buildings have historically been busy places in their own right. By their very nature Churches are designed to hold many people, and as such the regular use of the Church for wedding ceremonies cannot be said to have a negative impact on the listed building. The continued presence of the wedding party on church premises after the wedding appears to have previously had a negative impact on the setting of the church when the marquee was closer to the building. The new location of the marquee would lessen this impact.

The Officer noted there are non-visual factors, such as noise and car parking to be considered. The church can legitimately be used for normal church activities which require many cars to be present, and this impact is co-related to use and therefore difficult to assess. The noise from marquee would have an impact on setting, though this would be limited to 18 occasions 7 months of the year, between one and two weddings a week. Live music would be obliged to finish at midnight. The impact of noise on the setting of the church would be somewhat limited, and by the S106 agreement, associated to an event which had previously taken place at the church.

In overall assessment, the question is if the marquee and the related events will have an impact on the setting of the church. The Officer noted the marquee does have an impact on the setting, it is not overall an unattractive marquee, nevertheless its addition in such a rural and isolated location could not be said to be positive. However, on a backdrop of lower church attendance and many empty and disused religious buildings in Powys it would seem that the positives of increased funds for the church, and an improved communal value, would see the equation balanced. Furthermore, an increased amount of planting could be utilised to screen the marquee from view, alongside this the marquee would be taken down over the winter.

The officer concluded that in summary, the increased use of the church by the development would be a considerable positive to the listing building, whilst the location of the marquee has a slight negative impact.

The PCC Built Heritage Officer raised no objection to the development subject to the inclusion of a condition regarding additional landscaping.

In light of the above and subject to the recommended condition it is therefore considered the proposed development fundamentally complies with relevant planning policy

#### Biodiversity

With respect to biodiversity, specific reference is made to LDP policy DM2 which seeks to maintain biodiversity and safeguard protected important sites.

The PCC Ecologist has been consulted as part of the application. One record of protected and priority species within 500m of the proposed development with no records found for the site itself. No statutory designated sites were identified within 500m of the proposed development. One non-statutory designated site was identified within 500m of the proposed development (Trelystan Road Verge Nature Reserve (RVNR) – approximately 232m from the proposed development).

The Ecologist noted the proposed development is located within the boundaries of an existing agricultural field adjacent to a woodland and existing church and is likely to impact areas of semi-improved grassland, a habitat considered to be of relatively low ecological value.

With regard to external lighting, it is recommended that adherence to the identified external lighting scheme is secured through an appropriately worded planning condition, which will be attached to any consent granted.

As the application has not indicated any proposed biodiversity enhancements, a condition has been included to secure the submission of a biodiversity enhancement plan prior to the commencement of development. A condition will also be attached to any consent granted securing a landscaping plan.

It is noted that the Highway Authority has recommended conditions in relation to visibility splays and therefore a condition in relation to Hedgerow Replacement and Aftercare Scheme will be attached to any consent granted.

It is therefore considered that this application, subject to the recommended conditions and informative note, is acceptable in relation to ecology and in particular, LDP policy DM2 and the Biodiversity SPG.

#### Minerals Safeguarding

The application site is located within a Category 2 Sand and Gravel Minerals Safeguarding Area. As such, consideration must be given to Policy DM8 of the Powys LDP (Minerals Safeguarding). This policy can be read as follows;

“Non-mineral development proposals within Mineral Safeguarding Areas will only be permitted where it can be demonstrated by the developer that:

- 1.The mineral resource is not of potential future value; or
- 2.The development is of a temporary nature and can be completed and the site restored to a condition that would allow for future extraction; or
- 3.The mineral can be extracted satisfactorily prior to the incompatible development

taking place; or

4.Extraction would not meet the tests of environmental acceptability or community benefit as set out in National Policy; or

5.There is an over-riding need in the public interest for the development; or

6.The development is householder development and / or of a very minor nature such as extensions to existing dwellings, and associated development within the curtilage of the property.”

The application site is located within an area which has been designated for sand and gravel mineral safeguarding. Given the nature of the site and the proposed development being temporary in nature it is concluded that the proposal complies with the criteria of Policy DM8.

In light of the above it is therefore considered the proposed development fundamentally complies with relevant planning policy.

#### Public Footpath

It is acknowledged that Public Footpaths 259/19/1 and 259/28/1 run in close proximity to the proposed development. PCC Countryside Services has been consulted on the development, however no comments have been received at the time of writing this report.

Having reviewed the location of the public footpaths in connection with the proposed development it is not considered the development will unacceptably impact upon the public footpaths or their users. An informative note will be attached to any consent granted.

In light of the above and subject to an informative note it is therefore considered the proposed development fundamentally complies with relevant planning policy.

#### Agricultural Land Classification

Planning Policy Wales (11th edition, 2021) outlines national policy towards conserving Wales' Best and Most Versatile (BMV) agricultural land. Further guidance is provided in Technical Advice Note (TAN) 6, including the consultation arrangements with the Welsh Government included at Annex B. The Predictive Agricultural Land Classification (ALC) Map indicates that the application site is classified as 'Moderate quality agricultural land' (3b). Planning Policy Wales (PPW) seeks to protect agricultural and grade 1-3a.

Given the classification of the application site, it is not considered that development on

the proposed site would result in the loss of high grade agricultural land, compliant with Planning Policy Wales (11th Edition, 2021).

### Section 106 Legal Agreement

The applicant has provided a draft s106 agreement, which has been shared with Powys County Council Solicitor, with the following undertakings defined in the second schedule:

- 1 If Planning Permission is granted by the Council:
  - a. For the lifetime of 'the Development' to restrict use of 'the Development' to 'wedding events' immediately following an associated "marriage ceremony" has been performed at 'the Church' and 'the Hall'.
  - b. For the lifetime of 'the Development', to restrict use of 'the Development' to 'wedding events' with, no more than 150 guests (wedding party and guests) at any given time.
  - c. No more than one 'wedding event' on any single day shall take place at "the Application Site".
  - d. No more than 18 'wedding events' will take place at 'the Application Site' in any calendar year.
  - e. No wedding event guests or members of a wedding ceremony bridal party attending any of the 18 'wedding events' referred to at "d." above are permitted to camp or otherwise remain (either the night before the wedding event or the night after the wedding event) on any land comprising the whole or part of registered title number CYM 683435 aforesaid without the prior express consent of Powys Council.

The definition of "wedding event" and "marriage ceremony" are as follows:

- 1) " wedding events" any celebrations that follow a marriage ceremony.

2) “marriage ceremony” a ceremony that results in or celebrates a relationship between two people.

The use of the proposed marquee would, through the S106 legal agreement, be tied to the adjoining church and hall with numbers limited to 150 guests. This is considered to be within the capacity of the existing church. The S106 agreement would also restrict the number of wedding events to 18 in any calendar year.

The applicant currently operates weddings from the site. These weddings utilise the marquee erected under the provisions of permitted development regulations, which permit such events to occur for 28 days per calendar year. It is noted that the existing activity has no restriction on visitor numbers, or times during the year when the marquee can be erected.

The S106 legal agreement would ensure no wedding event guests or members of a wedding ceremony bridal party attending any of the 18 ‘wedding events’ referred to above are permitted to camp or otherwise remain (either the night before the wedding event or the night after the wedding event) on any land comprising the whole or part of registered title.

It is acknowledged within one of the PCC Built Heritage consultation responses the officer notes consideration should be given to an end time limit for the marquee after which the permission would have to be renewed, such as 10 years or similar. Having considered the Built Heritage Officers comments it is not considered necessary to attach a condition restricting the time frame of the development and a condition to this effect would not meet the 6 tests of being necessary, precise and enforceable, and ensuring conditions are effective and do not make unjustifiable demands of applicants as set out within the Welsh Government Circular 016/2014: The Use of Planning Conditions in Development Management.

In the light of the above, it is considered that the application is in accordance with the local and national policy context. The recommendation is for one of conditional consent subject to a S106 Legal Agreement.

It is considered that the concerns raised at the previous Planning Committee where this application was considered have been addressed, the above draft S106 legal agreement has been amended with additional undertakings included.

### **RECOMMENDATION – Conditional Consent Subject to S106**

In light of the above and subject to the recommended conditions it is therefore considered that the principle of the development fundamentally complies with relevant planning policy and the recommendation is one of conditional consent subject to a S106

legal agreement.

## **Conditions**

1 This permission being part retrospective as prescribed by Section 73(a) of the Town and Country Planning Act 1990 (as amended) shall be deemed to take effect from XX/10/2022.

2 The development shall be carried out in accordance with the following approved plans and documents: Site Location Plan 20 1107a (90) 10 rev A; Marquee Plan 20 1107a (03) 12; Site Layout 20 1107a (03) 11, 20 1107A (03) 11 & 20 1107A (90) 10 Rev A, Economic Impact Statement Revised I, Planning Statement dated March 2021, Landscape Impact Assessment dated March 2021, Bespoke Wooden Bollards, Highway Statement Report Hurlstone Partnership Ltd (22/2/2021), Noise Impact Assessment by TGS Acoustic, Quaint Country Weddings Car Parking Management Plan.

3 External lighting at the site shall be undertaken strictly in accordance with the details identified in section 5.23 of the submitted planning statement and illustrated on drawing number (03) 11 produced by Green Planning Studios. The measures identified shall be adhered to and implemented in full and maintained thereafter.

4 Within two months of the date of this decision, a detailed Biodiversity Enhancement Plan shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter.

5. Within two months of the date of this decision, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The submitted landscaping scheme shall include a scaled drawing and a written specification clearly describing the species, sizes, densities and planting numbers proposed as well as aftercare measures. Drawings must include accurate details of any existing trees and hedgerows to be retained with their location, species, size and position.

6. Within two months of the date of this decision, a Hedgerow Replacement and Aftercare Scheme shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include a scaled drawing identifying the location of hedgerow translocation or replacement planting and a written specification clearly describing the translocation method and/or species, sizes, densities and planting numbers proposed, as well as aftercare measures. The approved scheme shall be implemented in full and maintained thereafter

7. The approved schemes shall be implemented in the first planting and seeding season following the first beneficial use of the dwellings or the completion of the development (whichever is the sooner), and any trees or plants which within a period of 5 years from

the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5-year defects period. The approved details shall be implemented in full.

8. Prior to the first beneficial use of the development the access has been constructed so that there is clear visibility from a point 1.05 metres above ground level at the centre of the access and 2 metres distant from the edge of the adjoining carriageway, to points 0.6 metres above ground level at the edge of the adjoining carriageway and 25 metres distant in each direction measured from the centre of the access along the edge of the adjoining carriageway. Nothing shall be planted, erected or allowed to grow on the area(s) of land so formed that would obstruct the visibility and the visibility shall be maintained free from obstruction for as long as the development hereby permitted remains in existence.

9. Upon formation of the visibility splays as detailed above the centreline of any new or relocated hedge should be positioned not less than 1.0 metre to the rear of the visibility splay and retained in this position as long as the development remains in existence.

10. Prior to the first beneficial use of the development the area of the access to be used by vehicles is to be constructed to a minimum of 410mm depth, comprising a minimum of 250mm of sub-base material, 100mm of bituminous macadam base course material, 60mm of bituminous macadam binder course material and be finished in a 40mm bituminous surface course material for a distance of 10 metres from the edge of the adjoining carriageway. Any use of alternative materials is to be agreed in writing by the Local Planning Authority prior to the access being constructed.

11. Prior to the first beneficial use of the development, provision shall be made within the curtilage of the site for the parking of not less than 60 cars and two heavy goods vehicles together with a turning space such that all vehicles serving the site may both enter and leave the site in a forward gear. The parking and turning areas shall be retained for their designated use for as long as the development hereby permitted remains in existence.

12. The gradient of the access shall be constructed so as not to exceed 1 in 20 for the first 10 metres measured from edge of the adjoining carriageway along the centre line of the access and shall be retained at this gradient for as long as the development remains in existence.

13. The width of the access carriageway shall be not less than 5.5 metres for a minimum distance of 10 metres along the access measured from the adjoining edge of carriageway of the county highway and shall be maintained at this width for as long as the development remains in existence.

14. No surface water drainage from the site shall be allowed to discharge onto the county highway

15. The marquee hereby approved shall only be erected on site between 1st April and 31<sup>st</sup> October each year. The marquee shall be taken down and removed from site on/or before 31<sup>st</sup> October in any calendar year.

16. The level of noise emitted from the site shall not exceed  $L_{Aeq(15\text{ min})}$  30 dB at any time as measured at Church House Farm. (All measurements shall be taken using a type 1 sound level meter with a microphone height between 1.2m and 1.5m in free field conditions, 3.5 m from a reflective surface.)

17. All live and recorded music at the site shall finish no later than midnight.

18. Prior to the first beneficial use of the site, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented as approved throughout the lifetime of the development. The Plan shall include details of how events will be managed and monitored to control the impact of noise. This should include a provision for record-keeping in relation to noise monitoring and a protocol for how the applicant(s) can be contacted directly by anyone affected by noise.

## **Reasons**

1 Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 To ensure adherence to the approved plans in the interests of clarity and a satisfactory development.

3 To comply with Powys County Council's LDP DM2 and DM7 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 11, February 2021), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

4 To comply with Powys County Council's Policies LDP DM2 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 11, February 2021), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of



the Environment (Wales) Act 2016

5. To comply with Powys County Council's Policies LDP DM2 and DM4 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 11, February 2021), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016 and to safeguard the character and appearance of this grade II\* listed building in accordance with TAN24 and policy SP7 of the Powys Local Development Plan.

6. To comply with Powys County Council's Policies LDP DM2 and DM4 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 11, February 2021), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

7. To comply with Powys County Council's Policies LDP DM2 and DM4 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 11, February 2021), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016 and to safeguard the character and appearance of this grade II\* listed building in accordance with TAN24 and policy SP7 of the Powys Local Development Plan.

8. In the interests of highway safety in accordance with Policies T1 and DM13 of the Powys Local Development Plan (2018), Planning Policy Wales (2018) and Technical Advice Note (TAN) 18: Transport (2007).

9. In the interests of highway safety in accordance with Policies T1 and DM13 of the Powys Local Development Plan (2018), Planning Policy Wales (2018) and Technical Advice Note (TAN) 18: Transport (2007).

10. In the interests of highway safety in accordance with Policies T1 and DM13 of the Powys Local Development Plan (2018), Planning Policy Wales (2018) and Technical Advice Note (TAN) 18: Transport (2007).

11. In the interests of highway safety in accordance with Policies T1 and DM13 of the Powys Local Development Plan (2018), Planning Policy Wales (2018) and Technical Advice Note (TAN) 18: Transport (2007).

12. In the interests of highway safety in accordance with Policies T1 and DM13 of the Powys Local Development Plan (2018), Planning Policy Wales (2018) and Technical Advice Note (TAN) 18: Transport (2007).

13. In the interests of highway safety in accordance with Policies T1 and DM13 of the Powys Local Development Plan (2018), Planning Policy Wales (2018) and Technical

Advice Note (TAN) 18: Transport (2007).

14. In the interests of highway safety in accordance with Policies T1 and DM13 of the Powys Local Development Plan (2018), Planning Policy Wales (2018) and Technical Advice Note (TAN) 18: Transport (2007).

15. In order to ensure control of the use as a temporary marquee and to prevent the establishment of permanent structure.

16. In order to control the level of noise associated with the development and to ensure the proposal does not have a detrimental impact on the neighbouring amenities of neighbouring properties in accordance with policy DM13 of the Powys Local Development Plan and TAN 11.

17. In order to control the level of noise associated with the development and to ensure the proposal does not have a detrimental impact on the neighbouring amenities of neighbouring properties in accordance with policy DM13 of the Powys Local Development Plan and TAN 11

18. In order to control the level of noise associated with the development and to ensure the proposal does not have a detrimental impact on the neighbouring amenities of neighbouring properties in accordance with policy DM13 of the Powys Local Development Plan and TAN 11

## **Informative Notes**

### Biodiversity

- 1 The only structures hereby approved by this permission are the structures included in the application and as such any camping or other such temporary structures on the site or the adjacent site may require planning permission
  
- 2 Birds - Wildlife and Countryside Act 1981 (as amended)

All nesting birds, their nests, eggs and young are protected by law and it is an offence to:

- o intentionally kill, injure or take any wild bird
- o intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built
- o intentionally take or destroy the egg of any wild bird
- o intentionally (or recklessly in England and Wales) disturb any wild bird listed on

Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

The maximum penalty that can be imposed - in respect of a single bird, nest or egg - is a fine of up to 5,000 pounds, six months imprisonment or both.

The applicant is therefore reminded that it is an offence under the Wildlife and Countryside Act 1981 (as amended) to remove or work on any hedge, tree or building where that work involves the taking, damaging or destruction of any nest of any wild bird while the nest is in use or being built (usually between late February and late August or late September in the case of swifts, swallows or house martins). If a nest is discovered while work is being undertaken, all work must stop and advice sought from Natural Resources Wales and the Council's Ecologist.

#### Protected Species

Work should halt immediately and Natural Resources Wales (NRW) contacted for advice in the event that protected species are discovered during the course of the development. To proceed without seeking the advice of NRW may result in an offence under the Conservation of Habitats and Species Regulations 2017 and/or the Wildlife & Countryside Act 1981 (as amended) being committed. NRW can be contacted at: Tel: 0300 065 3000.

#### PCC – Highways

#### NOTE: THE ATTENTION OF THE APPLICANT MUST BE DRAWN TO RELATED HIGHWAYS LEGISLATION WHICH MAKES PROVISION FOR THE FOLLOWING:

1. Under Section 184 of the Highways Act 1980, it is a requirement that a licence is obtained from the Highway Authority, in addition to Planning Permission, for vehicular access works.
  - a. The need to avoid interference with and to make provision for the carrying of existing highway drainage under the access to the satisfaction of the Highway Authority.
  - b. The requirement of the Highway Authority for the Developer to ensure that no surface water is discharged onto the County Highway or, without prior approval, into the highway drainage system.

2. Under Section 50 of the New Roads & Street Works Act 1991 it is a requirement that a Streetworks licence is obtained from the Highway Authority to place, or to retain, apparatus in the highway and thereafter to inspect, maintain, adjust, repair, alter or renew the apparatus, change its position or remove it.
3. The need to inform and obtain the consent of Statutory Undertakers (Electricity, Water, Gas, BT), Land Drainage Authority, etc. to the works.
4. The New Roads & Street Works Act 1991 requires that all works, be properly notified and approved prior to commencement.

Further advice on the above highway matters can be obtained from:-

<http://www.powys.gov.uk/en/roads-transport-parking/street.works@powys.gov.uk>

Street Works  
Powys County Hall  
Spa Road East  
Llandrindod Wells  
Powys  
LD1 5LG - 0845 6027035

#### PCC – Countryside Services

- Development over, or illegal interference with, a public right of way, is a criminal offence and enforcement action will be taken against a developer who ignores the presence of affected public rights of way.

This includes temporary obstructions such as rubble mounds, building materials, parked vehicles etc...

- Landscaping & Surfacing – Please seek advice before interfering or surfacing a public right of way.
- New fencing or boundaries – If intending to create a boundary across a public footpath or bridleway, advice must be sought. A section 147 Highways Act 1980 license is required for a structure to be installed.

We cannot authorise a structure across a Restricted Byway or Byway Open to All Traffic.

- Temporary closures – If the safety of the public cannot be guaranteed during construction, consideration should be given to applying for a temporary closure of the public right of way.

The process can take a couple of months to put into place so early consultation with Countryside Services is recommended if a temporary closure is required. This is a separate procedure for which a fee applies.

- Legal Diversion – If development will directly affect a public right of way and the affected public right of way cannot be appropriately incorporated into the development, the developer will need to seek advice from the council. No development can take place on a public right of way until a legal order is confirmed by the council.

A legal public path order process typically takes at least 6 months. This is a separate procedure for which a fee applies. For more information please discuss with Countryside Services at the earliest available opportunity.

For advice, please contact Powys County Council Countryside Services with details of the development at:

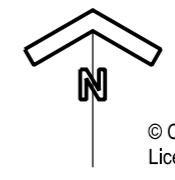
[rights.of.way@powys.gov.uk](mailto:rights.of.way@powys.gov.uk)

01874 614057




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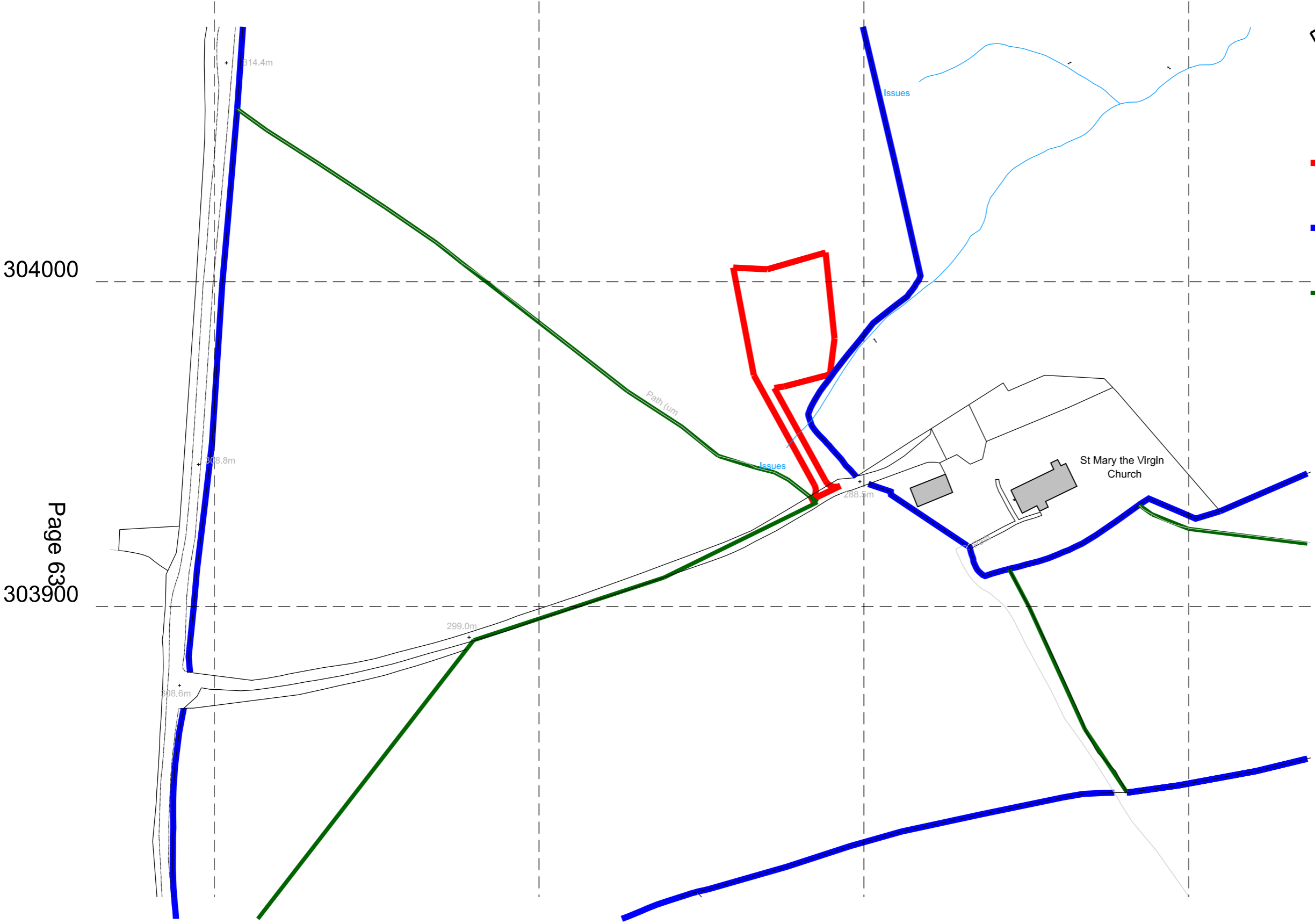
Case Officer: Luke Jones, Principal Planning Officer  
Tel: 01597 827115 E-mail: [luke.jones@powys.gov.uk](mailto:luke.jones@powys.gov.uk)

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-  Red Line Boundary
-  Blue Line Boundary
-  Public Footpaths



Land at St Mary the Virgin Church  
Trelstan  
Welshpool  
Powys  
SY21 8LD

OS Location Plan  
20 1107A (90) 10 rev A

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# 4.3



## Planning, Taxi Licensing and Rights of Way Committee Report

**Application Number:** 21/0658/FUL      **Grid Ref:** E: 278940  
N: 210859  
**Community Council:** Ystradgynlais Community      **Valid Date:** 10.05.2021

**Applicant:** Fieldbay Ltd

**Location:** Land at Yr Ysgol, Ystradgynlais, SA9 1LQ.

**Proposal:** Proposed development of 4 no. supported living bungalows, 1 no. staff pod and associated works

**Application Type:** Full Application

### The reason for Committee determination

The Local Member has requested that the above application be determined before Members of the Planning Committee due to concerns raised by local residents on highway and flooding matters.

### Consultee Responses

#### Consultee

#### Received

Coal Authority

21st May 2021

I can confirm that the above planning application has been sent to us incorrectly for consultation.

The application site does not fall within the defined Development High Risk Area and is located instead within the defined Development Low Risk Area. This means that there is no requirement under the risk-based approach that has been agreed with the LPA for a Coal Mining Risk Assessment to be submitted or for The Coal

Authority to be consulted.

PCC-Contaminated Land Officer

17th Jun 2021

Advice

1. Records identify that the application site is located in a former coal mining area, and falls within a Coal Authority defined 'Development High and Low Risk Area'.

Coal seams and former mineworkings are a potential source of ground gas, which could present a potential risk to the proposed dwelling. It is recommended that the Coal Authority be consulted for further advice.

2. As advised under section 6 'Distinctive and Natural Places', of the Welsh Government 'Planning Policy Wales' guidance document [para 6.9.28], the responsibility and subsequent liability for safe development and secure occupancy of a site rests with the developer and/or landowner.

Therefore, as the application site is located in a former coal mining area, we will recommend that the following conditions and note, to the applicant, are attached to any permission granted for planning application :

Ground Gas Condition

Condition 1. Specification and Verification Methodologies

The subject site is located in a former coal mining area and ground gas protection measures which meet, as a minimum, Characteristic Situation 2 (CS2) specifications, as prescribed in BS8485:2015+A1:2019 'Code of Practice for the Design of Protective Measures for Methane and Carbon Dioxide Ground Gases for New Buildings', must be installed. A Verification Plan as described in Ciria C735 must be produced by an appropriately qualified person (as described in Ciria C735)

The specification and verification methodologies, for the installation of the ground gas protection measures, must be approved in writing, by the local planning authority, prior to the commencement of the development.

Condition 2. Installation of Approved Ground Gas Protection Measures

Following completion of the installation of the ground gas protection measures, a verification report, which is subject to the approval in writing of the local planning authority, must be produced prior to the occupancy of the development. The verification report contents must be agreed with the local planning authority before commencement

of the development.

Note to Applicant

Potential Contamination

The Council's guidance leaflet on the development of sites with potential land contamination is attached. Further advice on compliance with this condition may be obtained by contacting the Environmental Health Service on 01597 827645.

PCC-(S) Highways

24th May 2021

This application includes the submission of a detailed parking assessment, which considers the off-street parking requirements for both the existing care home, and the proposed new units, against the requirements contained within the CSS Parking Standards.

Whilst the proposed development would lead to the loss of an element of the current on-site parking provision, the resultant evaluation clearly demonstrates that sufficient capacity would be retained within the site to adequately serve both the existing care home and the new dwellings, when considered against the requirements contained within the CSS Wales Parking Standards 2014. The layout also provides sufficient turning space to allow a large rigid vehicle to turn within the site.

In consideration of the above, the HA has no objection to the proposal.

Welsh Water

8th Jun 2021

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

CROSSING

We advise that the proposed development site is crossed by an abandoned public 26 inch water main with the approximate position being marked on the attached Water Plan. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. However, having regard to the proposed block plan it appears the proposed development

would be situated within the protection zone of the public sewer measured 8.5 metres either side of the centreline of the main. It may be possible to divert the public water main if the developer applies under Section 185 of the Water Industry Act. However, you may be able to formally abandon this main upon applying to Welsh Water and request you contact us to discuss this matter further. Alternatively, we recommend the proposed development is repositioned to accommodate for the required protection zone.

## SEWERAGE

With regards to foul water we have no objection in terms of capacity concerns, however advise that any existing drainage shall be utilised where possible to avoid the need to make any new connections to the public sewerage system.

### Surface Water Drainage

The proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore may require approval of Sustainable Drainage Systems (SuDS) features, in accordance with national standards, and is strongly recommended that the developer engage in pre-application consultation with the Local Authority, as the relevant SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Should it be determined that SAB consent is not required, we request that if you are minded to grant Planning Consent for the above development that the following Advisory Notes listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

### Conditions

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

### Advisory Notes

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it

is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com) The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

Environmental Protection

19th May 2021

Having looked at the residential nature of the area where the proposed development will be sited and given consideration to noise creation, I would recommend that during the landscaping and construction period working hours and delivery times be restricted as follows:

All works and ancillary operations which are audible at the site boundary shall be carried out only between the following hours:

0800 - 1800 hrs Monday to Friday

0800 - 1300 hrs Saturday

At no time on Sunday and Bank Holidays

Deliveries to and removal of plant, equipment, machinery and waste, including soil, from the site must also only take place within the permitted hours detailed above.

Natural Resources Wales (Mid Wales)  
DPAS

2nd Jul 2021

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 08/06/2021.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding flood risk and foul drainage. If this information is not provided, we would object to this planning application. Further details are provided below.

Requirement 1 - Written confirmation from the Local Planning Authority that this proposal is being considered despite the direction in TAN15 that it should not be permitted.

Requirement 2 - Confirmation of the proposed method of foul drainage disposal, to confirm whether the arrangement is suitable for the development.

#### Flood Risk

The planning application proposes highly vulnerable development in the form of residential dwellings. Our Flood Map confirms the site to be within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability of fluvial flooding outlines of the Afon Tawe. A Flood Consequences Assessment (FCA) has been provided with the consultation, titled 'Land at Yr Ysgol Care Home Flood Consequences Assessment' by JBA Consulting, Version 1, dated March 2021.

We refer you to Section 6 of TAN15 and the Chief Planning Officer letter from Welsh Government, dated 9 January 2014, which affirms that highly vulnerable development and emergency services should not be permitted in Zone C2 (paragraph 6.2 of TAN15). The justification tests in paragraph 6.2 of TAN15 do not apply to highly vulnerable development or emergency services in Zone C2. Requirement 1 - Written confirmation from the Local Planning Authority that this proposal is being considered despite the direction in TAN15 that it should not be permitted.

In the first instance, your Authority should make a planning policy decision on the application. Therefore, unless we receive written confirmation from your Authority that you believe there are overriding reasons to consider granting planning permission, despite the site's location within Zone C2, we do not intend to provide detailed comments on the submitted flood consequences assessment (FCA) and we would advise that your Authority should refuse the planning application on planning policy grounds.

Please could you therefore notify us if you believe there are overriding reasons to consider granting permission and afford us reasonable time to review any FCA.

If we receive confirmation from your Authority that the proposal is to be considered

proposal, we would advise that the FCA is based on modelling, carried out for a separate application, that has not been fully reviewed.

The modelling and FCA for the previous separate application were accepted as appropriate in that instance, despite some issues being detected, because the site was already largely outside of the published flood extent.

The current site is wholly within zone C2 and therefore for the findings of this FCA to be accepted a more rigorous model review will be required to determine that it provides appropriate evidence for this particular proposal and considers all relevant scenarios including blockage of in-channel structures, as required by TAN15. The findings of any more detailed model review may also require the FCA to be revised.

### Foul Drainage

No information has been submitted regarding the disposal of foul waters from the proposed development.

Requirement 2 - Confirmation of the proposed method of foul drainage disposal, to confirm whether the arrangement is suitable for the development.

We refer you to Welsh Government Circular 008/2018 on the use of private sewerage in new development, specifically paragraphs 2.3-2.5 which stress the first presumption must be to provide a system of foul drainage discharging into a public sewer. Only where having considered the cost and/or practicability it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible, should non-mains foul sewage disposal solutions be considered. We note the proposed development is in a publicly sewered area and as such, we would expect the site to connect to the mains sewerage system.

We therefore advise that if they haven't already done so, the Applicant should thoroughly investigate the possibility of connecting to the foul sewer by taking the following steps:

- o Formally approach the sewerage undertaker regarding a connection under Section 106 or a requisition under Section 98 of the Water Industry Act (WIA) 1991.
- o Serve notice for connection under Section 106 of the WIA 1991 if the sewerage undertaker has refused connection.
- o Provide details of the reasons given by the sewerage undertaker if it has refused connection under section 98 or section 106 of the WIA 1991 and confirmation that they have appealed against this decision.
- o Demonstrate that it is not reasonable to connect to the public foul sewer.

o Where it is not reasonable to connect to the public foul sewer, demonstrate that they have considered requesting that the sewerage undertaker adopt their proposed system.

The Applicant should be aware that should a connection to the mains sewer not be feasible, they will also need to demonstrate that the proposal would not pose an unacceptable risk to the water environment. Welsh Government Circular 008/2018 advises that a full and detailed consideration be given to the environmental criteria listed under paragraph 2.6 of the Circular, in order to justify the use of private sewerage.

The Applicant should also be aware that should a connection to the mains sewer not be feasible, they will need to apply for an environmental permit or register an exemption with us. As stated above, we expect developers discharging domestic sewage to connect to the public foul sewer where it is reasonable to do so. We will not normally grant a discharge permit for a private sewage treatment system where it is reasonable to connect to the public foul sewer. We also expect discharges of trade effluent to connect to the public foul sewer where it is reasonable to do so and subject to the sewerage undertaker granting a trade effluent consent or entering into a trade effluent agreement.

Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria are met. Please note, should a permit be required, further information may be required as part of that application and the

Applicant is therefore advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant should ensure that they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

More information, including a step by step guide to registering and the relevant application forms are available on our website. Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the NetRegs website, which provides further information.

Please note, lack of capacity or plans to improve capacity in the sewer is not a valid



reason for a sewerage undertaker to refuse connection under Section 106 of the Water Industry Act 1991 and we may refuse to issue an environmental permit for private treatment facilities in such circumstances.

### Protected Species

No surveys on protected species has been provided to us with the consultation. We therefore assume your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present. Should an ecological report be available which shows evidence of protected species using the proposal location, we would wish to be re-consulted.

### Other Matters

Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

UPDATED 24/09/21, NRW

Thank you for re-consulting Cyfoeth Naturiol Cymru / Natural Resources Wales with additional information about the above, which we received on 28/07/2021, and for allowing more time for us to respond.

Further to our previous letter referenced CAS-153789-S9Q2 dated 02/07/2021, we have the following advice to provide.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding flood risk and foul drainage. If this information is not provided, we would object to this planning application. Further details are provided below.

Requirement 1 - A revised Flood Consequences Assessment (FCA) is required to demonstrate the risks and consequences of flooding can be managed to an acceptable level

#### Flood Risk

The planning application proposes highly vulnerable development in the form of residential dwellings. Our Flood Risk Map confirms the site to be within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the 1% (1 in 100 year)/ 0.5% (1 in 200 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the Afon Tawe River.

We refer you to Section 6 of TAN15 and the Chief Planning Officer letter from Welsh Government, dated 9 January 2014, which affirms that highly vulnerable development should not be permitted in Zone C2 (paragraph 6.2 of TAN15). The justification tests in paragraph 6.2 of TAN15 do not apply to highly vulnerable development in Zone C2

Notwithstanding this policy position, we have reviewed the Flood Consequences Assessment (FCA) (titled 'Land at Yr Ysgol Care Home Flood Consequences Assessment'

by JBA Consulting, Version 1, dated March 2021) to provide you with technical advice on the acceptability of flooding consequences in accordance with Appendix 1 of TAN15. Our advice is that the FCA fails to demonstrate that the risks and consequences of flooding can be managed to an acceptable level in line with TAN15. The FCA must be revised to consider the following points:

1. The submitted FCA is not acceptable as it is based on modelling carried out for a separate application. The modelling and FCA for the previous separate application was accepted as appropriate in that instance, despite some issues being detected, as the site was already largely outside of the published flood extent. The current site is wholly within zone C2 and therefore a more rigorous model review will be required to determine that it provides appropriate evidence for this particular proposal and considers all relevant scenarios including blockage of in-channel structures, as

required by TAN15. The findings of a detailed model review may also require the FCA to be revised.

2. We do not accept the comments contained within section 3.3 DAM Zoning, stating that 'the current DAM classification is inaccurate and not based upon best available data'. If the applicant can provide evidence to support their comment, we ask that they submit it as part of the revised FCA.

Should you consider granting planning permission contrary to policy, the Applicant should be required to submit a revised FCA prior to determination of the application. We can then advise you whether the revised FCA is in accordance with the technical criteria in Appendix 1 of TAN15. If no further information is submitted, or the revised FCA fails to demonstrate that the consequences of flooding can be acceptably managed over the lifetime of the development, then we object to this application.

Please inform us, in accordance with paragraph 11.7 of TAN15, if you are minded to grant permission for the application contrary to our advice.

Notwithstanding the above advice, please be aware that TAN 15 and the Development Advice Map (published in 2004) are being replaced. The new TAN 15 and Flood Map for Planning will be available from 28th September 2021 to allow local planning authorities, developers, planning consultees and the public to prepare for when they come into force. The changes will then come into effect on Wednesday 1 December 2021 and from this date onwards, applications will be determined based on the new TAN 15 and Flood Map for Planning. We therefore advise you to consider how this change may affect your determination of this application. Should you require further advice from us once the new TAN 15 has been published, please reconsult us.

Foul Drainage

Requirement 2 of our previous letter sought confirmation on the proposed foul drainage method. Your email of 28/07/2021 16:02 states the proposal will be connected to the mains

sewer in the area. The Applicant must discuss a connection with the public mains sewer operator.

#### Other Matters

Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do

not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

If you have any queries on the above, please do not hesitate to contact us.

Ward Councillor

8th Jun 2021

I have received numerous contacts expressing concern and objections regarding Highway matters relating to application 21/0658/FUL, Yr Ysgol, Ystradgynlais. There have also been questions about the extent of the C2 flood zone relating to the River Tawe and its consequences for the proposed development. Therefore, on behalf of local residents, can I ask for the application to be considered by committee i.e. 'called-in'.

Natural Resources Wales (Mid Wales)  
DPAS

22nd Jun 2022

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding flood risk. If this information is not provided, we would object to this planning application. Further details are provided below.

## Flood Risk

We have reviewed the Flood Consequences Assessment (FCA) (titled 'Land at Yr Ysgol Care Home Flood Consequences Assessment' by JBA Consulting, Version 1, dated March

2021). The consultants, JBA Consulting, have acquired NRW's model of Ystradgynlais (which was produced in 2012 by Arup for the Ystradgynlais FAS) and made several changes.

Before we can provide conclusive advice on this proposal, we have the following comments/queries which must be addressed;

- o The model has not been run for any blockage scenarios. It is noted there are 2 bridges near the site : the A4067 road bridge over the Afon Giedd and a footbridge over the Afon Tawe. The model does not address the likelihood (or not) of these becoming blocked.

- o The flow estimates for the Afon Giedd are substantially lower than in previous models. Further review of the hydrology shows the peak flow estimates are not acceptable. The assumption that the entirety of the flow in the upper Giedd enters the sinkhole at Sinc y Giedd and re-emerges in Dan yr Ogof does not seem valid in high flows. We would recommend running the model with a number of different scenarios, looking at different proportions of the flow entering the sinkhole. Given the proximity of the site of interest to the confluence of the Giedd and the Tawe, this could make a significant difference.

- o We query the application of the QMED adjustment factor from donor gauges. Whilst the approach used is in line with general best practise, all local gauges show an adjustment factor of between 1.15 and 1.3, and so it would seem logical to consider that the adjustment at the sites of interest should also be within this range. The

applied adjustment factor would seem to result in an underestimation of QMED. We recommend adopting a more precautionary approach by using the factor from Twrch @ Gurnos (059S0405W) without the distance factor applied - ie. an adjustment factor of 1.2.

o The new model suggests the site is not at risk in both the Q100CC and Q1000 events whereas previous modelling suggests it is at risk. It is considered this is due to the reduction in flow estimates, which as per our previous comment, we believe the flow estimates are not acceptable, and so we do not accept that the site is not at risk of flooding in the above events.

We request our above concerns are addressed and an updated model submitted for review. We will then be able to offer an informed response regarding flood risk to the development and surrounding area.

Natural Resources Wales (Mid Wales)  
DPAS

13th Sep 2022

We have no objection to the proposed development as submitted and provide the following advice.

#### Flood Risk

The planning application proposes highly vulnerable development - residential development. Our Flood Risk Map confirms the site to be within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zone 2 of the River flood event.

We refer you to Section 6 of TAN15 and the Chief Planning Officer letter from Welsh Government, dated 9 January 2014, which affirms that highly vulnerable development should not be permitted in Zone C2 (paragraph 6.2 of TAN15). The justification tests in

paragraph 6.2 do not apply to highly vulnerable development in Zone C2.

Notwithstanding this policy position, we have reviewed the Flood Consequences

Assessment (FCA) titled 'Land at Yr Ysgol Care Home Flood Consequence Assessment', version 2 dated February 2022 by JBA Consulting, submitted in support of the application to provide you with technical advice on the acceptability of flooding consequences in accordance with Appendix 1 of TAN15.

The FCA has challenged NRW's flood map designations at this location. The flood challenge methodology has been assessed by NRW's flood modelling team. The FCA concludes that the site is not located in the C2 flood zone. NRW's flood modelling team agree with this outcome, and as such, we have no further advice to provide.

### Other Matters

Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

### Representations

Six letters of public representation have been received at the time of writing this report. The letters raise concern over the following points:

- Concerns over increased parking surrounding properties at Oddfellows
- Concern over pedestrian access to nearby properties
- Loss of privacy
- Noise
- Light pollution
- Future use of the property
- Concern over former coal workings within the area

### Principal Planning Constraints

Coal Authority  
LDP Development Boundaries  
B Floodzone

Coal bearing strata at surface  
Ystradgynlais Area/ Ardal Yst  
ALV

**Principal Planning Policies**

<b>Policy</b>	<b>Policy Description</b>	<b>Year</b>	<b>Local Plan</b>
NATPLA	Future Wales - The National Plan 2040		National Development Plan 2021
PPW	Planning Policy Wales (Edition 11, February 2021)		National Policy
TAN5	Nature Conservation and Planning		National Policy
TAN11	Noise		National Policy
TAN12 TAN15	Design Development and Flood Risk		National Policy National Policy
TAN23	Economic Development		National Policy
DM2	The Natural Environment		Local Development Plan 2011-2026
DM4	Landscape		Local Development Plan 2011-2026
DM5	Development and Flood Risk		Local Development Plan 2011-2026
DM6	Flood Prevention Measures and Land Drainage		Local Development Plan 2011-2026
DM7	Dark Skies and External Lighting		Local Development Plan 2011-2026
DM10	Contaminated and Unstable Land		Local Development Plan 2011-2026
DM13	Design and Resources		Local Development Plan 2011-2026
H1	Housing Development Proposals		Local Development Plan 2011-2026
H3	Housing Delivery		Local Development



		Plan 2011-2026
T1	Travel, Traffic and Transport Infrastructure	Local Development Plan 2011-2026
SPGBIO	Biodiversity and Geodiversity SPG (2018)	Local Development Plan 2011-2026
SPGLAN	Landscape SPG	Local Development Plan 2011-2026
SPGRES	Residential Design Guide SPG (2020)	Local Development Plan 2011-2026
SP7	Safeguarding of Strategic Resources and Assets	Local Development Plan 2011-2026

### **Other Legislative Considerations**

Crime and Disorder Act 1998

Equality Act 2010

Planning (Wales) Act 2015 (Welsh language)

Wellbeing of Future Generations (Wales) Act 2015

Marine and Coastal Access Act 2009

### **Officer Appraisal**

#### Site Location and Description

The application site is located within the Community Council for Ystradgynlais within the existing curtilage of the former school building which now forms a care home known as Yr Ysgol.

Consent is sought for 4no. supported living bungalows and a staff pod. The proposed bungalows will be attached forming a terrace and in total the building housing the 4 units will measure 30 metres in length by 8 metres in width reaching a height of 5.4 metres.

The proposed staff pod will measure approximately 7.5 metres in length, 3.8 metres in width and 3.8 metres in height.

### Principle of Development

The application site is located within the settlement development limit for Ystradgynlais and therefore the principle of residential development within this area in principle is considered to be acceptable in accordance with policy H1 of the LDP subject to the following material planning considerations.

### Design and External Appearance

Siting, appearance, integration, scale, height, massing and design detailing are all key matters in determining such applications and must be given careful consideration in accordance with Policy DM13 of the LDP.

The four bungalows for supported living bungalows are to be provided to the rear of the former Yr Ysgol which has since been converted to a care home.

Whilst situated in an area of predominately two storey properties, given the design and positioning of the bungalows it is not considered that the introduction of bungalows within the surrounding area would not be detrimental to the character of the surrounding area.

The bungalows will be constructed using smooth red brick, stonework and fibre cement dark grey roof tiles the materials match and complement those contained within the existing former school building, the positioning and materials used will therefore effectively grouping the buildings together.

The proposed staff pod would also be single storey in scale and use materials to complement the development site. The building is located to the rear of the main building and therefore effectively grouped with other buildings within the site.

The design and materials used throughout the development are therefore considered to be acceptable in accordance with relevant planning policy.

### Highway Safety

Concerns have been raised over the level of parking and the development increasing parking elsewhere surrounding the site. It is noted through the proposed plans that sufficient parking for both the care home and the proposed 4no bungalows has been provided on site as confirmed by highway officers. Given that sufficient parking is therefore provided on site, adjoining the proposed properties it is not considered that occupiers/visitors would seek out elsewhere to park.

Concerns has also been raised over a pedestrian access to nearby residents along Oddfellow street and behind their properties. No pedestrian access is proposed to these

areas and a condition will provide clarification to confirm that no consent is granted for such access.

In light of the concerns raised and comments received from the Highway Authority confirming that parking on site is provided in line with guidelines it is therefore considered that parking to the site can be adequately provided.

### Flood Zone

A Flood Consequence Assessment (FCA) has been submitted to NRW challenging their flood mapping which currently identified that application site as being within a C2 floodzone. The FCA concluded that the application site was not located within the C2 floodzone.

NRW's flood modelling team have reviewed the information and agreed with the outcome of the challenge and NRW has subsequently removed their objection to the proposed development.

Based on this challenge being accepted by NRW, it is therefore noted that the site subject to the 4no bungalows is therefore not at risk of flooding and no objection has been received from NRW.

### Biodiversity

Policy DM2 of the LDP states that proposals shall demonstrate how they protect, positively manage and enhance biodiversity and geodiversity interests. Proposals which would impact on natural environment assets will only be permitted where they do not unacceptably adversely affect those assets. This is further emphasised within TAN5 (Nature Conservation and Planning).

The area subject to this application site is currently an existing parking/hardcored area and therefore of limited ecological value. Trees surrounding the perimeter of the site are to be retained. No further ecological information is therefore required for the determination of the application.

In accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, a Local Authority is required to maintain and enhance biodiversity through all its functions – this includes the planning process. As part of the application, biodiversity enhancements have not been directly proposed.

The proposed plans indicate a swift and bat box to be installed on the external elevations of the property. A condition will secure their installation prior to first use.

### Public Representations

Concerns have been raised from public representations. Whilst a number of the

concerns have been addressed within the above appraisal, the remaining concerns can be addressed as follows:

- *Lighting*

4no of wall lights are proposed above each entrance door, under the porch canopies proposed as well as some low-level lighting on the ground. Given their location and scale it is not considered that their provision would adversely affect the amenities of neighbouring residential properties as they are directed downwards away from nearby residential properties.

- *Risk associated with Land Contamination*

Contaminated land conditions will be attached to any decision granted to ensure appropriate investigation, and remediation of the site should any concerns be found.

Subject to the conditions it is therefore considered that the proposed development could be managed to an acceptable level.

- *Neighbouring Amenity*

Concerns have been raised over loss of privacy to the rear gardens to nearby residential properties. The proposed dwellings are bungalows with a new fence proposed adjoining to the existing hedgerow boundary. Along with the proposed and existing boundary detail it is noted that there are also some ancillary buildings from neighbouring properties between structures. It is considered that the proposed development given its scale, position and boundary treatments would not detrimentally impact neighbouring properties through loss of privacy or light. A condition will however be attached to ensure hours of construction are secured.

## **RECOMMENDATION**

In light of the above, it is considered that the amenity impacts and concerns raised can be satisfactorily addressed and the recommendation is therefore one of conditional consent.

### **Conditions**

- 1 The development shall begin not later than five years from the date of this decision.
- 2 The development shall be carried out in accordance with the following approved plans and documents PL01, PL02, PL03, PL04, PL05 Rev A, PL06, SL01.
- 3 No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to

human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 and The Contaminated Land (Wales) Regulations 2006, as amended by The Contaminated Land (Wales) (Amendment) Regulations 2012, in relation to the intended use of the land after remediation. All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and the WLGA document 'Development of Land Affected by Contamination: A Guide for Developers' (2012).

4 The subject site is located in a former coal mining area and ground gas protection measures which meet, as a minimum, Characteristic Situation 2 (CS2) specifications, as prescribed in BS8485:2015+A1:2019 'Code of Practice for the Design of Protective Measures for Methane and Carbon Dioxide Ground Gases for New Buildings', must be installed. Appropriately qualified personnel as described in Ciria C735 must verify the installation and qualify the installer. The specification and verification methodologies, for the installation of the ground gas protection measures, must be provided in a Verification Plan (as described in Ciria C735) that is part of the Remediation Strategy and must be approved in writing, by the local planning authority, prior to the commencement of the development.

5 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works. If during the course of development any contamination is found that has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures before the development is occupied. Following completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation (and the installation/verification of the ground gas protection measures) carried out must be produced, and is subject to the approval in writing of the local planning authority. The verification report contents must be agreed with the local planning authority before commencement of the remediation scheme. All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and the WLGA document 'Development of Land Affected by Contamination: A Guide for Developers' (2012).

6 A monitoring and maintenance scheme to include monitoring the long-term

effectiveness of the proposed remediation over a period of duration to be agreed in writing with the local planning authority and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the local planning authority. Within six months following the completion of the measures identified in that scheme and the achievement of the remediation objectives, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the local planning authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

7 No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or alterations to the unit shall be erected without the consent of the Local Planning Authority.

9 All works and ancillary operations which are audible at the site boundary shall be carried out only between the following hours:  
0800 - 1800 hrs Monday to Friday  
0800 - 1300 hrs Saturday  
At no time on Sunday and Bank Holidays  
Deliveries to and removal of plant, equipment, machinery and waste, including soil, from the site must also only take place within the permitted hours detailed above.

10 The biodiversity enhancements as shown on drawing PL04 shall be implemented and available for use prior to the first use of the buildings hereby approved and shall be maintained as such in perpetuity.

11 Notwithstanding the approved plans no consent is hereby granted for any pedestrian access along the southern boundary of the application site onto the unclassified highway the U0904.

## **Reasons**

1 Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 To ensure adherence to the approved plans in the interests of clarity and a satisfactory development.

3 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in

accordance with policy DM10 of the adopted Local Development Plan (2018).

4 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy DM10 of the adopted Local Development Plan (2018).

5 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy DM10 of the adopted Local Development Plan (2018).

6 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy DM10 of the adopted Local Development Plan (2018).

7 To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

8 In order to control the development which has the potential to have adversely affect the amenity of the area in contradiction to Policy DM13 and DM2 of the Powys Local Development Plan and Planning Policy Wales (2021).

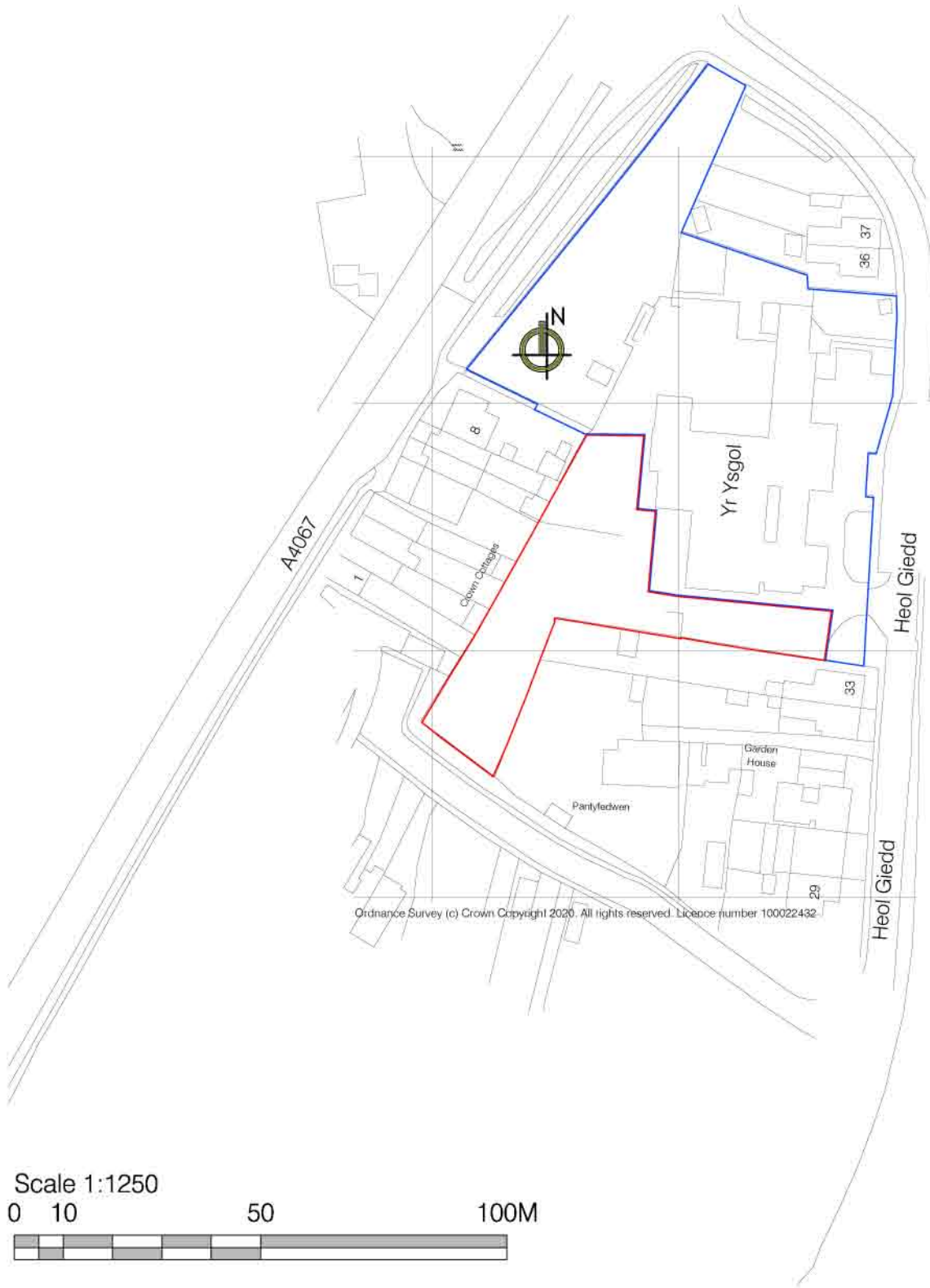
9 In order to control the development which has the potential to have adversely affect the amenity of the area in contradiction to Policy DM13 and DM2 of the Powys Local Development Plan and Planning Policy Wales (2021).

10 To comply with Powys County Council's LDP Policies DM2, DM4, DM13 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 11, 2021), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

11 To ensure adherence to the approved plans in the interests of clarity and a satisfactory development.

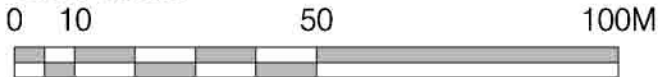
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Revision	Date	Description	Drawn
Rev			

Client			
FIELD BAY LIMITED			
Project			
YR YSGOL, YSTRADGYNLAIS, SA9 1LQ			
Drawing			
SITE LOCATION PLAN			
Scale	Date	Drawn	Checked
1:1250 @A4	03.2021	JT	PSL
Job No.	Dwg No.	Revision	Status
5096	SL01		PLANNING



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# Delegated List

235 Applications

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Aberhafesp Community	Approve	26/07/2022	22/1271/HH	Householder	20/09/2022	Single storey side extension	Lymeswood 9 HillcrestAberhafesp NewtownSY16 3JR
	Consent	07/07/2022	22/1145/CLE	Certificate of Lawfulness - Existing	31/08/2022	Lawful development certificate for existing use for the change of use of The Old Rectory Cottages as a pair of self-contained holiday let cottages.	The Old Rectory Cottages AberhafespNewtownSY 16 3HL
Abermule And Llandyssil Community	Approve	07/06/2022	22/0956/FUL	Full Application	25/08/2022	Installation of a 250,000 litre water tank	North Powys Bulking FacilityAbermule Business ParkAbermule MontgomeryPowysSY15 6FA
	Approve	03/08/2022	22/1210/HH	Householder	29/09/2022	Demolition of conservatory and erection of single storey extension.	Cuckoo Hall AbermuleMontgomerySY 15 6LD
	Approve	24/08/2022	22/1442/HH	Householder	03/10/2022	Erection of single storey rear extension	Hagfan LlandyssilMontgomerySY 15 6LQ

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## Delegated List

235 Applications

Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Abermule And Llandyssil Community	Approve	01/09/2022	22/1474/FUL	Full Application	04/10/2022	Application for the erection of a building for housing horses and fodder storage and associated works (part retrospective)	Land South West Of Greenfields Green LaneAbermulePowys
	Prior Approval	10/06/2022	22/0842/AGR	Full Application	15/08/2022	Erection of a steel portal frame building	CwmdaleAbermule MontgomeryPowysSY56LE
Banwyrdd Community	Approved						
	Approve	28/07/2022	22/1207/REM	Removal or Variation of Condition	14/09/2022	Section 73 application to vary condition 1 of planning permission 19/1830/FUL to allow the anemometer mast to remain in place for an additional 3 years until 31/01/2026	Anemometry MastFoelWelshpool Powys
	Approve	08/08/2022	22/1280/HH	Householder	16/09/2022	Erection of detached double garage	Y BeudyFoelWelshpool PowysSY21 0NU
Bausley With Criggion Community	Approve	08/03/2022	22/0359/FUL	Full Application	02/09/2022	Erection of a slurry store and all associated works	Pentre Farm Crew GreenShrewsburySY59AW

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Bausley With Criggion Community	Approve	04/07/2022	22/1106/HH	Householder	26/08/2022	Erection of extensions along with alterations to dwelling, to include some demolition and all associated works	Orchard House Crew GreenShrewsburySY5 9AT
	Approve	20/07/2022	22/1052/FUL	Full Application	13/09/2022	Proposed footway	Land Adjacent To The Hand And Diamond InnCoedwaySY5 9AR
Berriew Community	Approve	28/02/2022	22/0335/FUL	Full Application	24/08/2022	Erection of two holiday lodges, creation of access, installation of septic tank and all other associated works	Fox Farm GarthmylMontgomery PowysSY15 6RW
	Approve	29/03/2022	22/0447/HH	Householder	03/10/2022	Construction of a two storey extension, single storey garden room, insertion of dorma windows and internal alterations	Dolargau HouseBerriewWelshpool PowysSY21 8BQ
	Approve	23/05/2022	22/0886/VAR	Discharge/Modification of S106	26/09/2022	Discharge of Section 52 agreement in relation to outline planning permission M19164 (reserved matters M21333) (occupancy)	HanburyBerriew WelshpoolPowysSY21 8AT

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## Delegated List

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Berriew Community	Approve	30/05/2022	22/0906/FUL	Full Application	16/09/2022	Conversion of barn to a residential dwelling, installation of a septic tank and associated works	Barn At Meadowvale Red LaneBerriewWelshpool SY21 8AS
Page 94	Approve	01/07/2022	22/1099/DIS	Discharge of Condition	23/08/2022	Application to discharge conditions 23, 24, 25 and 26 for planning approval 21/0225/REM in relation to remediation scheme	Land Adjacent To Belle VueGarthmylMontgomery Powys
	Consent	08/07/2022	22/1143/DIS	Discharge of Condition	16/09/2022	Application to discharge condition 14 attached to permission 19/1410/FUL, to alter the passing bay previously approved under 22/0420/DIS	Groes Y Garreg BerriewWelshpoolSY21 8AU
	Permitted Development	02/09/2022	22/1469/TEL	Telecommunications notification	04/10/2022	Telecommunications Equipment and Cabinets	Land At Cold Orchard HillBrooksWelshpoolSY 21 8QY

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## Delegated List

235 Applications

Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Berriew Community	Refused	28/06/2022	22/1042/FUL	Full Application	22/09/2022	Full planning application for the erection of an affordable dwelling, single garage, installation of a package treatment plant and associated works	Land Adjacent To Cwm Gwyntog FelindreBerriew WelshpoolSY21 8BG
Bettws Community	Approve	14/07/2022	22/1193/FUL	Full Application	07/09/2022	Change of Use of land to provide siting of holiday unit with associated works (part retropective) and improvements to existing vehicular entrance	Upper Waen Sarnau Bettws CedewainNewtownSY16 3LH
	Approve	28/07/2022	22/1162/FUL	Full Application	26/09/2022	Erection of a building for the housing of a biomass boiler (retrospective)	Bettws Hall, Bettws Hall Farm Bettws CedewainNewtownSY16 3DS

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Builth Wells Community	Approve	26/04/2022	22/0797/DIS	Discharge of Condition	19/08/2022	Application to discharge conditions 3 and 4 from planning permission 21/0699/HH in relation to parking management plan and bound material	10 The StrandBuilth WellsPowysLD2 3BG
Builth Wells Community	Approve	26/05/2022	22/0889/DIS	Discharge of Condition	31/08/2022	Application to discharge condition 3 attached to permission 22/0040/HH in respect to proposed materials	2 North RoadBuilth WellsLD2 3BT
Cadwarch Community	Approve	20/06/2022	22/0984/HH	Householder	12/08/2022	Single storey rear extension	Maescadfach PenegoesMachynllethSY20 8NH
Cadwarch Community	Refused	16/06/2022	22/1017/HH	Householder	12/08/2022	Erection two storey rear extension (revised proposal of 21/2148/HH)	BryngwynPenegoes MachynllethPowysSY20 8NN

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Caersws Community	Approve	18/07/2022	22/1272/ELE	Electricity Overhead Line	22/08/2022	Electricity Act 1989: Overhead Lines (Exemption) (England and wales) Regulations 2009 to install an additional single wooden pole to support an existing overhead power line	Land At Moat LaneCaerswsPowysSY 17 5SB
Caersws Community	Approve	19/07/2022	22/1229/LBC	Listed Building Consent	16/09/2022	Listed Building application for refurbishment, repairs and an interim intervention to strengthen the masonry spandrel walls and all associated works	Caersws Bridge CaerswsSY17 5DX
Castle Caereinion Community	Approve	31/05/2022	22/0738/NMA	Non-Material Amendment	16/08/2022	Application for a non-material amendment following planning permission 20/0446/RES in relation to housing design for plots 2-4	Land At Tynllan Castle CaereinionWelshpool PowysSY21 9AL

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Castle Caereinion Community	Approve	15/07/2022	22/1191/DIS	Discharge of Condition	16/08/2022	Application to discharge Condition 15 attached to permission P/2016/0892 in relation to surface water drainage	Land Opposite Tynllan Farm Castle Caereinion Welshpool Powys
	Approve	15/07/2022	22/1192/DIS	Discharge of Condition	16/08/2022	Application to discharge Condition 4 attached to permission 20/0446/RES relating to external lighting	Land Opposite Tynllan Farm Castle Caereinion Welshpool Powys
	Refused	30/05/2022	22/0909/HH	Householder	25/08/2022	Erection of an extension and alterations to dwelling	3 The Row Castle Caereinion Welshpool SY21 9AP
Churchstoke Community	Approve	29/06/2022	22/1000/HH	Householder	23/08/2022	Erection of a garage and workshop	Glebe Cottage Old Churchstoke Montgomery Powys SY15 6DH
	Approve	13/07/2022	22/1074/HH	Householder	24/08/2022	Construction of entrance porch.	Gorsty House Hyssington Montgomery SY15 6AT
	Approve	18/08/2022	22/0772/FUL	Full Application	27/09/2022	Erection of hay store	The Broads Churchstoke Montgomery SY15 6DU

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Churchstoke Community	Permitted Development	22/07/2022	22/1247/AGR	Agricultural Notification	18/08/2022	Creation of a surfaced access track, using existing access points/gates.	Land At Fishpool Gate HyssingtonSY5 0JN
Clyro Community	Approve	16/02/2022	22/0080/FUL	Full Application	09/09/2022	Erection of a lean to animal shelter (retrospective)	Bryn Y Garth PainscastleBuilth WellsPowysLD2 3JW
	Approve	17/08/2022	22/1404/DIS	Discharge of Condition	16/09/2022	Application to discharge condition 6 of permission 22/0589/FUL in relation to land contamination risk assessment	Kilverts SchoolClyroHereford PowysHR3 5SB
Disserth And Trecoed Community	Consent	17/02/2022	22/0269/FUL	Full Application	22/08/2022	Positioning of rural a enterprise dwelling for a temporary period, creation of a drainage pond and all associated works	Land At Maes Y CaeDisserthBuilth WellsPowysLD2 3TL
Duhonw Community	Approve	20/06/2022	22/0921/FUL	Full Application	21/09/2022	Proposed temporary access point, installation of hard standing and associated works	Land At YsgiogYsgiog Farm Builth WellsLD2 3YP

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Dwyrw Community	Consent	01/08/2022	22/1290/DIS	Discharge of Condition	26/09/2022	Application to discharge condition 5 in relation to planning approval 22/0453/FUL	BrookfieldCefn CochWelshpoolPowysSY 21 0AQ
Felin-Fach Community	Approve	26/04/2022	22/0583/HH	Householder	09/09/2022	Alterations to the dwelling including the replacement of a single storey garden room extension with a two-storey extension.	Brookfield Pont-Y-Wal LaneBronllysBreconLD3 0NA
	Approve	19/07/2022	22/1012/DIS	Discharge of Condition	23/08/2022	Application to discharge condition 3 for planning permission 21/0115/FUL in relation to a detailed landscaping scheme	Land At Tan-yr-alltLlanfiloBreconPowys LD3 OTT
	Approve	26/07/2022	22/1267/DIS	Discharge of Condition	07/09/2022	Discharge of condition 5 of planning permission 20/1073/FUL in relation to Conservation Plan for bat and bird management and mitigation	Old Llwynycynog FarmTalachdduBrecon PowysLD3 OUG

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Felin-Fach Community	Refused	07/06/2022	22/0954/HH	Householder	19/08/2022	Construction of double-height oak-framed entry porch on eastern elevation	Tyn Y Cwm Barn TrefeithaBreconLD3 0RN
Forden With Leighton & Trelystan Com	Approve	17/06/2022	22/1021/RES	Reserved Matters	09/09/2022	Reserved matters application in respect of outline planning consent P/2017/0910 for up to 4 dwellings and garages, formation of vehicular access road and all associated works (appearance, landscaping, layout and scale)	Land Adjoining Rosehill Kingswood LaneFordenWelshpoolSY 21 8TR
	Approve	17/06/2022	22/1022/DIS	Discharge of Condition	14/09/2022	Application to discharge condition 5 for planning permission P/2017/0910 in relation to a detailed engineering drawing - Passing Place	Land Adjoining Rosehill Kingswood LaneFordenWelshpoolSY 21 8TR
	Approve	23/06/2022	22/0958/DIS	Discharge of Condition	18/08/2022	Application to discharge conditions 3 and 10 of planning consent M/2005/1216	Dyke Lands FordenWelshpoolSY21 8LZ

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Forden With Leighton & Trelystan Com	Approve	03/08/2022	22/1238/HH	Householder	07/09/2022	Erection of a Garage	Bridge Cottage Forden Welshpool Powys SY21 8NR
	Approve	05/08/2022	22/1220/LBC	Listed Building Consent	03/10/2022	Listed building consent to reinstate original brick arch at door HD1 and install new door, replace HD3, HW4 and associated brickwork with a pair of external sliding doors to exactly match GD1 (photo 33), replace HW5, HD4 and associated brickwork with brick arch to original detail, install new door & Fixing two swallow nest boxes to soffit beams of covered way to the south of Building J	Leighton Centre Building H Leighton Welshpool SY21 8HJ

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Forden With Leighton & Trelystan Com	Refused	10/03/2022	21/2304/FUL	Full Application	23/08/2022	Proposed tourism development comprising of an extension to an existing building to provide ancillary washing facilities, creation of 15 pitches for touring caravans and 4 no. pitches for tents, alterations to vehicular access, creation of ancillary spaces and a pond	Land At Erw Las FordenWelshpoolPowys SY21 8LZ
	Refused	07/06/2022	22/1046/VAR	Discharge/Modification of S106	12/08/2022	Discharge of Section 106 Agreement attached to planning permission P/2009/1172 (occupancy)	The PaddockFronWelshpool PowysSY21 8RX
Glasbury Community	Approve	14/03/2022	22/0250/FUL	Full Application	21/09/2022	Construction of new slurry store	Land Near To Maesllwch Castle GlasburyHerefordHR3 5LQ

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Glasbury Community	Approve	24/05/2022	22/0632/LBC	Listed Building Consent	27/09/2022	Alterations and renovations to Lamb House and associated works	Lamb House GlasburyHerefordHR3 5LH
Page 104	Approve	14/06/2022	22/0895/HH	Householder	01/09/2022	Replacement of garden room with a single story extension	41 Beeches ParkBoughroodBreconLD 3 0YJ
	Approve	28/06/2022	22/1077/FUL	Full Application	07/09/2022	Conversion of domestic garage to provide a secure gun store with accompanying change of use (retrospective)	2 Tynycaeu BoughroodBreconLD3 0YU
	Approve	19/07/2022	22/1075/HH	Householder	07/09/2022	Single storey extension to provide ancillary accommodation for the house.	Shrub Cottage GlasburyHerefordHR3 5LT
Guilsfield Community	Approve	25/07/2022	22/1291/TRE	Works to trees in Conservation Area	25/08/2022	Works to trees in a conservation area (sever ivy, crown lift, remove dead branches)	St Aelhaiarn's ChurchGuilsfieldPowys SY21 9NQ
	Approve	27/07/2022	22/1318/HH	Householder	21/09/2022	Proposed rear extension to existing bungalow.	9 Mineah DriveGuilsfieldWelshpool PowysSY21 9LZ

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Guilsfield Community	Approve	05/09/2022	22/1501/CLP	Certificate of Lawfulness - Proposed	29/09/2022	Section 192 application for Lawful Development Certificate for proposed single storey rear extension	Holly Bank Bungalow Moelygarth Guilsfield Welshpool Powys SY21 9JA
	Consent	13/01/2022	22/0035/FUL	Full Application	01/09/2022	Erection of two dwellings (semi-detached) & all associated works	Land At The Belan Guilsfield Welshpool SY21 9NS
Gwernyfed Community	Refused	19/05/2022	22/0694/FUL	Full Application	30/09/2022	A proposed conversion and extension of a former mixed-use building associated with Pontithel chemical works into a dwelling. The application includes the upgrade of a septic tank associated with a neighbouring dwelling being constructed by the applicant.	The Old Works Pontithel Brecon Powys LD3 0SA

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Honddu Isaf Community	Refused	12/08/2022	22/1385/NMA	Non-Material Amendment	12/09/2022	Retrospective non-material amendment against planning approval B/99/0252 to change part of the route for access to the barn by using an existing farm track, rather than making a fresh track through the field adjacent to Llwyncelyn Farm.	Deerstone Barn SarnauBreconLD3 9PT
Kerry Community	Approve	10/05/2022	22/0668/FUL	Full Application	24/08/2022	Demolition of existing defective cottage and erection of replacement dwelling (retrospective)	Quarry Cottage SarnNewtownSY16 4HH
	Approve	03/08/2022	22/1131/HH	Householder	26/09/2022	Single storey rear extension	Lower Penygelli KerryNewtownSY16 4LX

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Kerry Community	Refused	08/07/2022	22/1037/DIS	Discharge of Condition	31/08/2022	Application to discharge condition no. 4 (affordable housing scheme) & condition no. 7 (contaminated land investigation) attached to planning permission P/2016/0937 (Outline plot 2)	Plot 2 Brynllwarch Garden KerryNewtownSY16 4PD
	Refused	08/07/2022	22/1149/DIS	Discharge of Condition	31/08/2022	Discharge of condition 4 attached to planning approval P/2018/0633 (18/0117/RES Reserved matters Plot 1 ) - Hedgerow translocation plan	Plot 1, Brynllwarch Garden KerryNewtownSY16 4PD
	Refused	11/07/2022	22/1153/DIS	Discharge of Condition	31/08/2022	Discharge of condition 4 & 7 attached to P/2017/0383 (Outline Plot 1) (affordable housing scheme and contaminated Land Investigation)	Plot 1 Brynllwarch Garden KerryNewtown PowysSY16 4PD

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Kerry Community	Refused	12/07/2022	22/1035/REM	Removal or Variation of Condition	31/08/2022	Section 73 application to vary condition no. 2 attached to Reserved Matters approval P/2018/0633 (Plot 1) to allow a revised site layout	Plot 1, Brynllwarch Garden KerryNewtownSY16 4PD
	Refused	14/07/2022	22/1150/DIS	Discharge of Condition	31/08/2022	Discharge of condition 4 off planning permission P/2018/0634 (18/0118/RES reserved matters Plot 2) - Hedgerow translocation plan	Plot 2 Brynllwarch Garden KerryNewtownSY16 4PD
	S106 Discharged	25/07/2022	22/1285/VAR	Discharge/Modification of S106	08/09/2022	Application to discharge S106 agreement attached to permission M/2000/0324 - relating to occupancy	NooklandsKerryNewtown PowysSY16 4NS
Knighton Community	Approve	09/12/2021	21/2216/HH	Householder	15/08/2022	Erection of two storey rear extension.	Linden Lea Penybont RoadKnightonLD7 1HB
	Approve	30/06/2022	22/0965/FUL	Full Application	25/08/2022	Change of use from first and second floors from storage use to residential use	Flat At 25-27 High StreetKnightonLD7 1AU

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Knighton Community	Approve	28/07/2022	22/1263/TRE	Works to trees in Conservation Area	06/09/2022	Works to trees - T1-Willow Fell, T2-Holly Fell, T3-4-5 - Hazel Coppice, T6 Large Mature Cherry - Fell	29 Market StreetKnightonLD7 1EY
Llanbadarn Fynydd Community	Approve	13/02/2018	VAR/2018/0012	Discharge/Modification of S106	19/08/2022	VAR: Application to discharge S106 legal agreement attached to permissin R/4572 (Restriction of size and occupancy)	Bryn HeulogLlraithddu Llandrindod WellsPowysLD1 6YS
	Approve	23/06/2022	22/0922/FUL	Full Application	08/09/2022	Erection of a rural enterprise worker dwelling, installation of a treatment plant and associated works	Land At Gwenlas Llanbadarn FynyddLlandrindod WellsPowysLD1 6YF
	Approve	07/07/2022	22/0980/HH	Householder	26/09/2022	Construction of domestic carport/garage/workshop building and all associated works	Pencwm Davids WellLlandrindod WellsLD1 6YS
	Permitted Development	15/08/2022	22/1374/AGR	Agricultural Notification	09/09/2022	Erection of an agricultural hay and straw shed	The RhosLlanbadarn FynyddLlandrindod WellsPowysLD1 6YN

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Llanbister Community	Approve	20/12/2021	21/2318/FUL	Full Application	12/08/2022	Construction of tree house, formation of parking space and installation of treatment plant and drainage field for a holiday let	Nantygelli LlanbisterLlandrindod WellsLD1 6SR
Llanddew Community	Consent	04/01/2022	21/2127/FUL	Full Application	01/09/2022	Change of use from residential use (use class C3 ) to form a Gin bar (class A3 use) as an extension to adjoining restaurant business including removal of internal wall	The Old Cubhouse Adjoining Hills Restaurant Hay RoadBreconLD3 9SW
	NMA Approved	09/08/2022	22/1317/NMA	Non-Material Amendment	15/09/2022	Application for a non material amendment to planning permission P/2011/0563 in relation to plots 9 and 10 to be detached and the insertion of an affordable housing condition to planning permission P/2009/0844.	Development Opposite Ty CerrigLlanddewBreconPowys

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Llanddew Community	S106 Discharged	03/08/2022	22/1365/VAR	Discharge/Modification of S106	15/09/2022	Application to discharge S106 agreement attached to permission P/2009/0844 - relating to affordable housing	Development Opposite Ty CerrigLlanddewBrecon Powys
Llanddewi Ystradenni Community	Approve	09/02/2022	22/0166/FUL	Full Application	26/09/2022	Siting of 4 Glamping Pods, Installation of treatment plant and formation of access.	Heartsease Farm LlanddewiLlandrindod WellsLD1 6SN
Page 111	Approve	29/04/2022	22/0571/FUL	Full Application	01/09/2022	Proposed construction of a horse menage and upgrading of existing stables to establish a horse rehabilitation business, access improvements, and all associated works.	Pantyffin LlanddewiLlandrindod WellsLD1 6SN
	Approve	25/07/2022	22/1188/FUL	Full Application	16/09/2022	Installation of biomass boiler and flue (retrospective)	Heartsease Farm LlanddewiLlandrindod WellsLD1 6SN
	Consent	27/06/2022	22/1039/DIS	Discharge of Condition	06/09/2022	Application to discharge condition 5 for planning permission 22/0568/FUL in relation to pollution prevention plan	Trevol LlanddewiLlandrindod WellsLD1 6SW



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Llandinam Community	Approve	01/06/2022	22/0801/FUL	Full Application	02/09/2022	Siting of one additional static caravan	Caerau Caravan Site, Coety DolwenLlanidloesSY18 6LL
	Approve	14/06/2022	22/1002/DIS	Discharge of Condition	30/09/2022	Application to discharge conditions 10 and 11 for planning permission 19/1105/LBC in relation to archaeologist level 3 survey and archaeological contractor	Middle Esgair DolwenLlanidloesSY18 6LJ
	Approve	16/06/2022	22/1094/FUL	Full Application	01/09/2022	Change of use of agricultural building to reception and lunch venue in association with existing pheasant shoot and associated works	TynymaenLlandinam PowysSY17 5AB
	Approve	19/07/2022	22/0969/TPO	Works to Trees subject to a TPO	26/08/2022	Works to oak tree namely make safe and reduce limbs over garage and installation of x 2 8 tonne braces	Tan DderwenLlandinam PowysSY17 5DL

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Llandinam Community	Permitted Development	15/08/2022	22/1381/AGR	Agricultural Notification	24/08/2022	Proposed general purpose agricultural building for the storage of machinery and fodder 24.3m x 18.8m	Tynymaen LlandinamSY17 5AB
Llandrindod Wells Community	Approve	03/03/2022	22/0379/FUL	Full Application	01/09/2022	Removal of existing non-compliant fire escape and installation of replacement fire escape to comply with current standards. Installation of a new first-floor access door. Removal of existing storage structure attached to the rear of the property. Alterations to the shop front, including painting, signage and installation of traditional barbers pole.	Oaks Barbers (Former Marina Gallery) Middleton Street Llandrindod Wells LD1 5ET
	Approve	14/07/2022	22/1059/HH	Householder	06/09/2022	Proposed new access and boundary wall	Ambleside Pentrosfa Llandrindod Wells Powys LD1 5AL



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Llandrindod Wells Community	Approve	18/07/2022	22/1110/HH	Householder	12/09/2022	Installation of new window openings to south elevation	Griffin Lodge, The Coach House Temple Street Llandrindod Wells LD1 5HF
Llandrinio And Arddleen Community	Approve	24/06/2022	22/1055/HH	Householder	26/09/2022	Proposed Rear, Side and Basement Extension and extension to residential curtilage.	Hafren House Llandrinio Llanymynech SY22 6SG
Llandrindod Wells Community	Approve	21/07/2022	22/0874/HH	Householder	15/09/2022	Erection of extension and all other associated works	Hollybush Sarnau Llanymynech SY22 6QN
Llandrindod Wells Community	Approve	29/06/2022	22/1088/LBC	Listed Building Consent	13/09/2022	Listed building consent for the demolition of dilapidated curtilage listed hay barn	Fir Tree Farm Brynmawr Llanymynech Powys SY22 6PQ
Llandrindod Wells Community	Approve	12/08/2022	22/1383/DIS	Discharge of Condition	13/09/2022	Application to discharge Conditions 4, 5 and 6 from planning approval 22/0811/FUL	Laburnum House Brynmawr Llanymynech SY22 6PQ



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Llanerfyl Community	Approve	19/07/2022	22/1228/DIS	Discharge of Condition	31/08/2022	Discharge of conditions 8, 11 & 13 of planning permisdion P/2018/0566 (Planning statement, Construction Phase Tree and Hedgerow Protection Plan, Ranging Area Hedgerow Protection Scheme and Biodiversity Enhancement Plan	Cyniwyl LlanerfylWelshpoolSY21 0EX
Llanfair Caereinion Community	Approve	11/04/2022	22/0628/FUL	Full Application	03/10/2022	Proposed agricultural workers dwelling and associated works	Land At Eithniog LaneEithniog LaneCyfronyddWelshpool Powys
	Approve	06/09/2022	22/1508/DIS	Discharge of Condition	14/09/2022	Discharge of condition 3 of planning application 22/0744/HH (Biodiversity Enhancement Plan)	5 Maes DerwenLlanfair CaereinionWelshpoolSY 21 0BB

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Llanfair Caereinion Community	Refused	06/12/2021	21/2225/REM	Removal or Variation of Condition	14/09/2022	Section 73 application to remove conditions 5, 6 and 7 included in planning permission 20/0010/OUT in relation to national and local policies and guidance and previous planning decisions/appeals and to vary condition 14 in relation to national policies and guidance and previous planning decisions/appeals on the removal of permitted development rights.	TanyfronBroncafnt LaneLlanfair CaereinionWelshpool PowysSY21 0BW
Llanfechain Community	Approve	31/08/2022	22/1485/TPO	Works to Trees subject to a TPO	06/09/2022	Tree works application to fell dangerous tree	The GablesLlanfechainPowys SY22 6UQ
	Refused	08/08/2022	22/1248/FUL	Full Application	03/10/2022	Erection of an agricultural building for calf rearing	The Gables LlanfechainPowys SY22 6UQ
Llanfrynach Community	Approve	18/08/2022	22/1411/HH	Householder	30/09/2022	Replace conservatory with single-storey extension	Chapel House LlechfaenBreconLD3 7SP

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Llanfyllin Community	Approve	22/02/2022	22/0273/FUL	Full Application	25/08/2022	Erection of a fence and floodlighting columns (the resurfacing of the pitch and associated engineering operations constitute permitted development)	Llanfyllin Leisure Centre High Street Llanfyllin Powys SY22 5BJ
	Approve	14/07/2022	22/1206/HH	Householder	05/09/2022	Erection of an extension	Felin Fach Llanfyllin Powys SY22 5HS
	Approve	27/07/2022	22/1275/DIS	Discharge of Condition	07/09/2022	Discharge of conditions 5 and 13 of planning permission 20/1327/FUL (landscaping plan and passing place) - 75841 / RJC / 10075841 / RJC / 101)	Three Valleys Shooting Lodge Penygarnedd Oswestry SY10 0AR
	Approve	02/08/2022	22/1236/FUL	Full Application	28/09/2022	Erection of a replacement dwelling and associated works	Coedllys Bodfach Llanfyllin SY22 5HS

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Llanfyllin Community	Approve	04/08/2022	22/1257/FUL	Full Application	26/09/2022	Pedestrian access improvements, to include construction of a ramp, steps and handrails at entrance doors and installation of handrail to the side of the access path	St Myllin's Church High Street Llanfyllin Powys
Llangnmarch Community	Consent	24/03/2021	21/0560/FUL	Full Application	12/09/2022	Proposed dwelling and garage for agricultural worker	Caravan At Land Near Glanirfon Station Road Llanwrtyd Wells Powys
Llangunllo Community	Permitted Development	10/08/2022	22/1315/AGR	Agricultural Notification	06/09/2022	Demolition and replacement of existing deer larder.	Deer Larder Forest Lodge Cwmygerwyn Bleddfa Knighton Powys LD7 1PB
Llangurig Community	Approve	07/07/2022	22/1147/FUL	Full Application	20/09/2022	Erection and operation of a temporary meteorological mast for a period of three years	Land Adjacent To Banc Du Llangurig Llanidloes Powys
	Approve	07/07/2022	22/1148/FUL	Full Application	21/09/2022	Erection and operation of a temporary meteorological mast for a period of three years	Site 2.5km South-east Of Llangurig To The West Of Rhiwlas Hill Llangurig Powys

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Llangurig Community	Approve	29/07/2022	22/1205/CLP	Certificate of Lawfulness - Proposed	16/08/2022	Relocation of property entrance, 10M along boundary to create a 16ft splayed entrance - Section 192	Ty TyrpegLlanidloesPowys SY18 6RF
Llangyniew Community	Consent	25/04/2022	22/0705/OUT	Outline planning	15/08/2022	Outline: Residential development of up to 3 dwellings, creation of a vehicular access and all associated works (some matters reserved)	Land At Dolfeiniog PontrobertMeifodSY22 6JN
Llangynog Community	Approve	09/07/2022	22/0970/FUL	Full Application	07/09/2022	Installation of 3 no. ground-mounted solar panel arrays, erection of an associated building to house battery, control room & store together with all associated works	The Waen Llwyn-OnnLlangynogOswestry SY10 0HA
	NMA Approved	12/08/2022	22/1389/NMA	Non-Material Amendment	21/09/2022	Application for non-material amendments to permission 20/1541/HH to allow for amended plans	Frondeg LlangynogOswestrySY10 0EZ

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Llanidloes Community	Approve	26/01/2022	22/0079/FUL	Full Application	02/09/2022	External works consisting of, modified entrance canopy (inserting of glass to the roof), raised paths, entrance steps and ramp, new surface to internal courtyard, installation of a scooter store and bin store enclosure	Bodlondeb Llangurig RoadLlanidloesSY18 6ES
	Approve	05/07/2022	22/1168/ELE	Electricity Overhead Line	22/08/2022	Electricity Act 1989: Overhead Lines (Exemption) (England and Wales) Regulations 2009 - Diversion of an existing overhead line	E106154Land Off Gorn RoadLlanidloesSY18 6LD
	Approve	26/07/2022	22/1269/TRE	Works to trees in Conservation Area	30/08/2022	Proposed works to trees within a conservation area-crowning of 3 cherry trees	St Idloes Church Penygraig StreetLlanidloesSY18 6AN

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Llanidloes Community	Approve	15/08/2022	22/1353/DIS	Discharge of Condition	08/09/2022	Application to discharge conditions 16,17 and 29 for planning approval 19/1578/FUL in relation to remediation scheme and highways improvements	Former Livestock MarketGorn RoadLlanidloesPowysSY 18 6DE
Llanidloes Without Community	Approve	08/08/2022	22/1212/DIS	Discharge of Condition	19/08/2022	Application to discharge condition 3 from planning permission 22/0719/HH in relation to landscaping	Pen Nant VanLlanidloesSY18 6NG
	Approve	22/08/2022	22/1488/ELE	Electricity Overhead Line	03/10/2022	Section 37 process under Overhead Lines (Exemption) (England and wales) Regulations 2009 - Upgrade existing overhead line from single phase to three phase and construction of an additional overhead line to supply new house	Land At PenybancY FanLlanidloesPowysSY 18 6NX

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Llanidloes Without Community	Permitted Development	15/08/2022	22/1377/AGR	Agricultural Notification	02/09/2022	Erection of a steel portal frame cover over an existing area of yard together with all other associated works	Glynhafren Old HallLlanidloesSY18 6PS
Llanidloes Without Community	Permitted Development	02/09/2022	22/1489/AGR	Agricultural Notification	22/09/2022	Proposed Agricultural Building 27.4m x 9.1m (slurry store)	Morfodion LlandinamSY18 6LU
Llanrhaeadr-Ym-Mochnant Community	Approve	18/02/2022	22/0111/HH	Householder	30/09/2022	Erection of Garage and all associated works	Bron HeulogWaterfall StreetLlanrhaeadr-ym-mochnantOswestry PowysSY10 0JX
Llanrhaeadr-Ym-Mochnant Community	Approve	19/08/2022	22/1322/DIS	Discharge of Condition	22/09/2022	Application to discharge condition 16 attached to permission 22/0050/FUL	Ty Isa Maengwynedd Llanrhaeadr-Ym-MochnantSY10 0DE
Llansantffraid Community	Approve	04/05/2022	22/0782/HH	Householder	28/09/2022	Extension and alterations to Gelli Cottage comprising of a two storey rear and side extension together with new access and all other associated works	Gelli Cottage Cross LaneLlansantffraid-Ym-MechainSY22 6SZ

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Llansantffraid Community	Approve	05/09/2022	22/1481/AGR	Agricultural Notification	29/09/2022	Proposed Agricultural Building 18.2m x 4.8m	Tynydrain Collfryn LaneLlansantffraid-Ym-MechainSY22 6QQ
Llansilin Community	Approve	05/07/2022	22/1128/HH	Householder	29/09/2022	Partial demolition of the existing ground floor and 2no. proposed new single-storey extensions to an existing dwelling cottage.	Highland Cefn CanolOswestrySY10 7JG
Llanwrthwl Community	Approve	05/07/2022	22/1125/DIS	Discharge of Condition	12/09/2022	Application to discharge condition 8 of planning approval P/2016/0806 in relation to drainage layout	Land Adjacent To Dol-Y-Coed LlanwrthwlLlandrindod WellsPowysLD1 6NU
	Permitted Development	03/08/2022	22/1163/AGR	Agricultural Notification	19/08/2022	Ag/forestry notification for erection of roofing over cattle yard	FronddordduLlanwrthwl Llandrindod WellsPowysLD1 6NY



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Llanwrtyd Wells Community	Approve	09/08/2022	22/1348/NMA	Non-Material Amendment	14/09/2022	Non-material amendment to planning application 21/1134/RES in relation to the size / scale of the dwelling (two bedrooms in lieu of three bedroom as approved).	Llanwrtyd Railway Station RoadLlanwrtyd WellsLD5 4RP
	Approve	22/08/2022	22/1478/TPO	Works to Trees subject to a TPO	29/09/2022	Works to 3 trees subject of a Tree Preservation Order	13 Tai Cae MawrLlanwrtyd WellsPowysLD5 4RJ
	Consent	01/05/2020	20/0691/FUL	Full Application	09/09/2022	Proposed shepherd's huts for farm-based holiday accommodation	Caravan At Land Near GlanirfonStation RoadLlanwrtyd WellsPowys
	Planning Permission Required	27/07/2022	22/1253/AGR	Agricultural Notification	19/08/2022	Ag/forestry notification for erection of agricultural building	Llwyngychwydd Abergwesyn RoadLlanwrtyd WellsPowysLD5 4TL
	Refused	01/06/2022	22/0928/FUL	Full Application	31/08/2022	Erection of an extension	Bryn Irfon Residential HomeStation RoadLlanwrtyd WellsPowysLD5 4RW

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Llanyre Community	Approve	21/01/2022	22/0097/FUL	Full Application	26/08/2022	Siting of a chalet for holiday letting with associated parking area and installation of package treatment plant	Glanithon Gravel RoadLlanyreLlandrindod WellsLD1 6ED
Page 125	Approve	14/04/2022	22/0653/FUL	Full Application	19/08/2022	Erection of a replacement dwelling and Garage	Piperscroft LlanyreLlandrindod WellsLD1 6EA
	Approve	10/08/2022	22/1362/TRE	Works to trees in Conservation Area	15/08/2022	5 x DAYS NOTICE OF AN EMERGENCY FELLING REQUIREMENT FOR A DANGEROUS TREE TPO'd or near TPO 656 (TPO 21B - Llanyre Village)	Llanyre PlaygroundLlanyre Llandrindod WellsLD1 6DY
	Approve	18/08/2022	22/1405/TPO	Works to Trees subject to a TPO	29/09/2022	Removal of large yew tree	The GlenLlanyreLlandrindod WellsPowysLD1 6EA

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Machynlleth Community	Approve	03/03/2022	22/0329/REM	Removal or Variation of Condition	15/09/2022	Section 73 application to vary condition 2 attached to planning permission 19/0438/FUL to allow for compliance with Welsh Development Quality Requirements	Former Site Of Travis Perkins Trading Co Ltd Heol Y DollMachynllethPowysSY20 8BQ
	Approve	22/09/2022	22/1583/CLP	Certificate of Lawfulness - Proposed	29/09/2022	Section 192 application in relation to the opening up of a pre-existing doorway which is retained within the ground floor corridor and is required to amalgamate the properties. The removal of one set of gas and electric meters will consolidate the services. No other work required.	Preswylfa 10 Heol Y DollMachynllethSY20 8BQ

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Maescar Community	Planning Permission Required	27/07/2022	22/1084/AGR	Agricultural Notification	19/08/2022	Ag/Forestry notification for erection of agricultural building for accommodating sheep and farm implements, hardstanding area and access track	Land 1.2 Km To The North Of Sennybridge LD3 8TT
Manafon Community	Approve	30/03/2022	22/0523/FUL	Full Application	23/08/2022	Barn Conversion of existing unused agricultural barn into a new dwelling & installation of new package treatment plant	Plas Docyn Manafon Welshpool SY21 8BS
	Consent	06/07/2022	22/1102/FUL	Full Application	02/09/2022	Proposed glamping pod development, creation of new vehicular access and access track, installation of a sewage treatment plant and associated works (revised proposal & part-retrospective)	Holiday Pod Development At Land At Tyn Y Celyn Llanfair Caereinion Welshpool Powys



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Meifod Community	Approve	16/03/2022	22/0372/HH	Householder	25/08/2022	Demolition of existing outbuilding and erection a new outbuilding to form an office / storage space, garage and carport	Twll FarmPentre'r-beirddGuilsfieldWelshpoolPowysSY21 9DN
	Approve	20/06/2022	22/1029/HH	Householder	22/09/2022	Erection of side extension and all associated works	Tan Y DorlanLlanfyllinPowysSY22 5LY
	Approve	12/07/2022	22/1015/FUL	Full Application	05/09/2022	Erection of ground mounted solar panels and associated works	Scops CottagePentre'r-beirddGuilsfieldWelshpoolPowysSY21 9DL
	Consent	13/07/2021	21/1304/FUL	Full Application	01/09/2022	Construction of a Temporary rural enterprise dwelling, installation of sewage treatment plant and all other associated works.	Land AtCorsyddMeifodPowysSY 22 6DT

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Meifod Community	Consent	15/12/2021	21/2280/REM	Removal or Variation of Condition	22/08/2022	Section 19 application to vary condition 2 attached to Listed building consent P/2018/0446 to allow removal of red quarry tiles and reinstate best condition tiles to kitchen floor and laying of timber flooring throughout remaining rooms	Ty Mawr MeifodPowysSY22 6BY
Merthyr Cynog Community	Approve	14/07/2022	22/1171/DIS	Discharge of Condition	15/09/2022	Discharge of conditions 3, 4, 5 and 7 of planning permission 21/1434/FUL (RAMS, Pollution Prevention Plan, Landscaping and External Lighting)	PentwynMerthyr CynogBreconPowys

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Mochdre Community	Approve	01/08/2022	22/1219/FUL	Full Application	28/09/2022	Improvement of existing gated field access for use in connection with dwelling approved under refs. 21/1104/REM and 21/1653/RES in lieu of existing approved access arrangements, together with associated increase in residential curtilage	Land Adjoining Manteg Mochdre Newtown SY16 4JJ
	NMA Approved	20/07/2022	22/1240/NMA	Non-Material Amendment	15/08/2022	Application for a non material amendment to planning approval 20/1581/RES in relation to amending the 'house types' on plots 1 and 6.	Development Of Sixty Dwellings West Of Mochdre Brook Llanidloes Road Llanllwchaiarn Newtown Powys
Montgomery Community	Approve	28/06/2022	22/1078/LBC	Listed Building Consent	05/09/2022	Listed building application to widen existing gateway, replace gates and form parking area	Rock House Montgomery Powys SY15 6PA

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Montgomery Community	Approve	03/07/2022	22/1105/TRE	Works to trees in Conservation Area	18/08/2022	The proposed work is to clear the trees/vegetation from the Scottish Power substation to facilitate access, possible transformer replacement by crane, and limit further damage to the perimeter fence.	Plas Du Gaol RoadMontgomerySY15 6QR
	Approve	03/08/2022	22/1259/HH	Householder	06/09/2022	Erection of a two side storey extension and a new enclosed porch (resubmission of 21/2063/HH)	Brockwell MontgomerySY15 6HZ
	Split Decision	30/06/2022	22/0762/DIS	Discharge of Condition	19/08/2022	Application to discharge conditions 3,20 ,25 and 26 for planning permission 20/2118/FUL in relation to archaeological work, environmental noise survey, samples of materials for external surfaces and landscape works	Land Off Forden RoadMontgomeryPowys SY15 6EU

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Nantmel Community	Approve	01/08/2022	22/1301/HH	Householder	26/09/2022	Addition and replacing of windows, installation of air source heat pump, and raising of the roofline in keeping with existing features of the house	Tyn Y Llwyn LlanwrthwlLlandrindod WellsLD1 6NN
New Radnor Community	EIA not Required	23/08/2022	22/1506/SO	Screening Opinion	13/09/2022	EIA Screening Opinion.	Sewage Works And PremisesRhayaderPowys LD6 5BH
	Approve	09/05/2022	22/0745/FUL	Full Application	25/08/2022	Proposed cover and extension to existing silage pit	Lower House New RadnorPresteigneLD8 2TN
	Approve	04/07/2022	22/1007/FUL	Full Application	29/09/2022	Replacement of all wooden doors and windows including fire exits with oak coloured upvc	Community CentreHall LaneNew RadnorPresteignePowys LD8 2SW
	Approve	07/07/2022	22/1142/TRE	Works to trees in Conservation Area	23/08/2022	Works to a tree in a conservation area	4 The PorthNew RadnorPresteigneLD8 2SX
	Permitted Development	16/08/2022	22/1399/AGR	Agricultural Notification	01/09/2022	Agricultural building for storage of machinery & fodder.	The Vron New RadnorPresteigneLD8 2TN

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Newtown And Llanllwchaiarn Community	Approve	17/06/2022	22/1026/DIS	Discharge of Condition	25/08/2022	Application to discharge condition 3 for planning permission 20/1801/LBC in relation to the details of cast iron range	14 The Bank Newtown SY16 2AB
	Approve	06/07/2022	22/1140/DIS	Discharge of Condition	05/09/2022	Discharge of conditions 3 and 5 from planning permission 21/1604/CAC in relation to Historic Buildings Survey and contract for carrying out the works for re-development of the site	10 Workshop And Premises Crescent Street Newtown SY16 2HB
	Approve	19/07/2022	22/1152/ADV	Advertisement Consent	02/09/2022	Display of illuminated internal installation sign (TV screen)	Cross Chambers 8 High Street Newtown SY16 2PP



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Newtown And Llanllwchaiarn Community	Approve	20/07/2022	22/1233/FUL	Full Application	02/09/2022	Construction of a new single storey extension to provide additional space for the existing gym and associated changing and shower rooms. The existing converted house will be reconfigured to provide a secure area for offices and storage to enable the Police CSI department to function out of the building via it's own entrance.	2 Police House Park LaneNewtownSY16 1EN
	NMA Approved	29/07/2022	22/1208/NMA	Non-Material Amendment	18/08/2022	Non material amendment to planning permission 19/2042/FUL in relation to window sizes altered, soffit detail revised, landscape plan changes	Former Red Dragon Public House & Newtown Youth Centre Plantation LaneNewtownPowys

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Newtown And Llanllwchaiarn Community	Permitted	28/07/2022	22/1288/DEM	Demolition Notification	25/08/2022	Demolition notification to include all properties, outbuildings, perimeter walls/fencing and any vegetations (including all gardens, shrubbery and trees)	Croesawdy New Road Newtown SY16 1AS
	Refused	17/06/2022	22/1121/CLP	Certificate of Lawfulness - Proposed	11/08/2022	Application for Certificate of Lawfulness for a Proposed Use - Erection of 3 no. dwellings as granted by permission M/2015/0453 which remain extant and have been lawfully commenced	Plots 2, 3 & 4 At Severnside Frankwell Street Newtown Powys SY16 2BZ
	Split Decision	27/04/2022	22/0727/DIS	Discharge of Condition	15/08/2022	Discharge of conditions 17 & 18 attached to planning approval 19/2042/FUL - Details of external lighting layout and Verification report of remediation strategy	Site Of Former Red Dragon PH Plantation Lane Newtown SY16 1LH



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Old Radnor Community	Approve	29/07/2022	22/1298/DIS	Discharge of Condition	09/09/2022	Application to discharge condition 5 for permission 21/1045/LBC in relation to mortar / plaster analysis report recommendations	Court Farm EvenjobbPresteigneLD8 2SD
	Approve	03/08/2022	22/1297/DIS	Discharge of Condition	23/08/2022	Discharge of condition no.3 from planning approval P/2018/0135 (Archaeological Watching Brief)	Upper House KinnertonPresteigneLD8 2PE
	Consent	13/01/2021	20/2092/FUL	Full Application	13/09/2022	Erection of detached timber-framed flat-roofed building with covered deck area for educational use on special school site	Summergeil HouseWatery LaneWaltonPresteigne PowysLD8 2PT
Paincastle Community	Approve	19/07/2022	22/1010/FUL	Full Application	29/09/2022	Creation of improved access point to resolve substandard safety issues to service recently approved agricultural building Ref: 21/2151/AGR	Land At LlabachoweyLlandeilo GrabanBuilth WellsPowys

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Pen-y-bont Fawr Community	Refused	29/07/2022	22/1295/REM	Removal or Variation of Condition	29/09/2022	Section 73 application to remove Condition 1 from planning permission 22/0276/REM in relation to occupancy	Fron HeulogHirnantPen-y-bont-fawrOswestryPowysSY10 0HR
Presteigne Community	Approve	10/02/2022	22/0186/LBC	Listed Building Consent	12/09/2022	Listed building consent to renew rear facing timber and glass door, replace 2 no. rear facing Upvc windows with painted timber casements ; to alter and improve attic room	Ivy House Broad StreetPresteigneLD8 2AF
	Approve	21/06/2022	22/0943/HH	Householder	29/09/2022	Replacement of four plastic first floor windows with new wooden sash windows and the widening of one window over the front door to the original width; addition of stone steps on existing concrete steps & masonry painting	The Oxford Hereford StreetPresteigneLD8 2AT



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Presteigne Community	Approve	28/06/2022	22/1063/HH	Householder	16/08/2022	First floor extension to bungalow, and the installation of new pvc windows within the north eastern and south-western elevations.	6 Appletree MeadowPresteigne PowysLD8 2DL
	Approve	04/07/2022	22/1104/HH	Householder	25/08/2022	Two storey extension to side of existing dwelling	2 Woodyard Green EndPresteigneLD8 2DT
	Approve	12/07/2022	22/1173/LBC	Listed Building Consent	29/09/2022	Replace existing porch with an enlarged porch and WC	Taylor's Farmhouse NortonPresteigneLD8 2EL
	Approve	26/07/2022	22/1172/HH	Householder	06/09/2022	Replacement of existing porch with an enlarged porch and WC	Taylor's Farmhouse NortonPresteigneLD8 2EL
	Consent	26/09/2022	22/1614/DIS	Discharge of Condition	28/09/2022	Application to discharge condition 3 for planning approval 22/0186/LBC in relation to stair detail	Ivy House Broad StreetPresteigneLD8 2AF
	Refused	28/10/2021	21/1950/CAC	Conservation Area Consent	02/09/2022	Removal of existing rear pitched roof dormer window	2 Pound LanePresteignePowysLD 8 2DB

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Presteigne Community	Refused	23/11/2021	21/1949/HH	Householder	02/09/2022	Removal of existing rear pitched roof dormer window and construction of larger flat roof dormer as replacement to existing dwelling	2 Pound Lane Presteigne Powys LD 8 2DB
Rhayader Community	Approve	10/09/2021	21/1658/FUL	Full Application	08/09/2022	Installation of a layby for timber haulage and timber stacking. After felling the layby will be upgraded to a car park for use by visitors at Elan Valley	Land West Of The C1206 And East Of Reservoir Elan Valley Rhayader Powys
	Approve	26/04/2022	22/0724/LBC	Listed Building Consent	15/08/2022	Listed building application for essential and remedial upgrade works to Grade II* listed dam	Craig Goch Dam Elan Valley Rhayader Powys



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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Rhayader Community	Approve	08/07/2022	22/1194/CLP	Certificate of Lawfulness - Proposed	05/09/2022	Section 192 application for a Certificate of Lawfulness for Proposed extension and alteration to care home to provide additional care beds as granted by planning approvals P/2013/0377, P/2017/0588 & 21/1671/NMA which remain extant and have been lawfully commenced	Crossfield HouseDark LaneRhayaderPowysLD6 5DB
	Approve	12/07/2022	22/1044/REM	Removal or Variation of Condition	05/09/2022	Section 73 application to vary condition 2 of planning permission R1425 (agricultural occupancy condition)	Dollech LlangurigLlanidloesSY18 6RY
	Permitted Development	01/08/2022	22/1286/CLP	Certificate of Lawfulness - Proposed	19/08/2022	Application for a Lawful development certificate for proposed use for internal adjustments to walls, insertion of a french door and blocking of original door.	8 Nant Rhyd-hirRhayaderPowysLD6 5DZ

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Rhayader Community	Refused	28/05/2021	21/1018/FUL	Full Application	29/09/2022	Erection of a rural enterprise dwelling, creation of vehicular access, installation of sewage treatment plant and associated works	Land Se Of Parc FarmCwmduddwr RhayaderPowys
Tawe-Uchaf Community	Approve	01/07/2022	22/1202/DIS	Discharge of Condition	23/08/2022	Application to discharge conditions 3,4,7 and 8 for planning permission 20/0433/FUL in relation to biodiversity enhancement, landscaping scheme and contaminated land remediation	Formerly Coelbran Health Centre1 Heol EglwysCoelbrenNeath PowysSA10 9PF
	Approve	19/07/2022	22/1108/OUT	Outline planning	29/09/2022	Proposed development of up to 2 no. dwellings.	Greenhill CaehopkinAbercraveSA9 1TP
	Approve	25/08/2022	22/1449/NMA	Non-Material Amendment	15/09/2022	Application for a Non Material Amendment to planning approval 21/2174/HH in respect of change to fenestration on north-east and north-west elevations	25 Dol HenrhydCoelbrenNeath SA10 9PG

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Trefeglwys Community	Approve	27/04/2022	22/0684/FUL	Full Application	02/09/2022	Installation of a biomass boiler together with all other associated works (retrospective)	Bodaioch Hall TrefeglwysCaersws PowysSY17 5PN
	Approve	14/07/2022	22/1199/TRE	Works to trees in Conservation Area	24/08/2022	Removal of tree in a conservation area	Tygwyn Llawr-Y-GlynCaerswsSY17 5RW
	NMA Approved	02/08/2022	22/1311/NMA	Non-Material Amendment	23/08/2022	Application for non-material amendments to application 20/1833/FUL to remove condition 7 - relating to the construction of a passing place	ArgoedTrefeglwys CaerswsPowysSY17 5QT
	Refused	14/04/2022	22/0654/CLP	Certificate of Lawfulness - Proposed	12/08/2022	Application for a certificate of lawfulness for a proposed use (Section 192) in relation to erection of 30 no. dwellings, formation of vehicular access and estate road including formation of new access to cemetery	Development Site Of Former Memorial HallTrefeglwysCaersws Powys

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Trefeglwys Community	Refused	10/08/2022	22/1407/VAR	Discharge/Modification of S106	03/10/2022	Application to remove the Section 106 from planning permission M/2005/1011	The OaksTrefeglwysCaersws PowysSY17 5QY
Treflys Community	Approve	18/07/2022	22/1224/HH	Householder	12/09/2022	Proposed two-storey side extension	Llwyn Howell GarthLlangammarch WellsLD4 4AP
	Approve	22/07/2022	22/1255/HH	Householder	15/09/2022	Single-storey extensions to side and front elevations (resubmission of 22/0016/HH)	Lloftybardd AbergwesynLlanwrtyd WellsLD5 4TS
Trewern Community	Approve	11/02/2022	22/0070/FUL	Full Application	23/08/2022	Conversion of a barn to a residential unit and associated works	Barn At Fronhaul TrewernWelshpoolSY21 8DU
	Approve	27/06/2022	22/0949/DIS	Discharge of Condition	31/08/2022	Application to discharge conditions 5, 17, 19 and 20 of planning consent 21/1827/FUL	Moat Farm Criggion LaneTre-WernWelshpoolSY21 8ED
	Consent	15/04/2021	21/0674/FUL	Full Application	23/08/2022	Erection of covered manure store and slurry tower and all associated works	Lower Heldre Heldre LaneButtingtonWelshpool SY21 8TD

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Trewern Community	Refused	12/01/2022	21/2254/FUL	Full Application	22/08/2022	Change of use of 2 shepherd's huts from domestic use to units of holiday accommodation, to included improvements to vehicular access	The Sycamores Garreg BankTrewernWelshpool SY21 8EA
Unknown	Approve	31/08/2022	22/1521/DIS	Discharge of Condition	29/09/2022	Application to discharge Condition 7 for planning approval P/2016/0324 in relation to remediation scheme	The Old Station YardPen-y-bontOswestryPowys
	NMA Approved	01/08/2022	22/1266/NMA	Non-Material Amendment	18/08/2022	Application for a non material amendment to planning permission M98842 in relation to the alteration of house design to plots 7, 8, 9 & 10, substituting of housetype design while keeping bedroom numbers the same and the removal of garages.	Land Adj To Maescurig Llangurig

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Welshpool Community	Approve	06/01/2020	20/0054/DIS	Discharge of Condition	03/10/2022	Partial discharge of condition 19 from planning consent P/2018/0272 in relation to validation reports for soil capping layer, and gas protection measures	Land Adj Gallowstree BankGungrog FarmWelshpoolPowysSY 21 7XG
	Approve	09/02/2022	22/0122/LBC	Listed Building Consent	29/09/2022	Listed building consent for internal alterations for thermal upgrade works involving installation of wood fibre insulation & lime plaster to internal walls	Penryn Gungrog HallWelshpoolSY21 9HW
	Approve	28/06/2022	22/1076/HH	Householder	14/09/2022	Erection of single storey rear extension	Hill View Erw WenWelshpoolPowysSY 21 7HN
	Approve	29/06/2022	22/1089/TRE	Works to trees in Conservation Area	24/08/2022	Application for works to trees within Welshpool Conservation Area	Royal Mail Severn StreetWelshpoolPowys SY21 7AF
	Approve	05/07/2022	22/1231/DIS	Discharge of Condition	06/09/2022	Discharge of conditions 3, 4 and 5 of planning permission 22/0131/FUL (bat box, drainage and parking)	Bsw Timber SolutionsSevern Farm Industrial EstateWelshpoolPowys SY21 7DF

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Welshpool Community	Approve	25/07/2022	22/1126/HH	Householder	07/09/2022	Conversion of an out-building into additional living space.	Meadow Brook Cottage Groes-PluenWelshpoolSY21 9BP
Page 146	Approve	27/07/2022	22/1340/HH	Householder	27/09/2022	To create access for off street parking by making a drop kerb	55 Borfa GreenWelshpoolPowys SY21 7QF
	Approve	04/08/2022	22/1320/DIS	Discharge of Condition	22/09/2022	Application to discharge Conditions 3 and 4 from planning approval 22/0496/RES in relation to soft landscaping scheme and samples of materials for external surfaces	Gungrog Farm WelshpoolSY21 9HW
	Approve	22/08/2022	22/1423/HH	Householder	27/09/2022	Installation of external Air Source Heat Pump	Home Farm, Ramblers Barn LlanerchydolWelshpool SY21 9PQ
	Approve	23/08/2022	22/1440/DIS	Discharge of Condition	23/09/2022	Application to discharge Condition 3 of planning permission P/2018/0337 in relation to engineering drawings	Welshpool Church In Wales Primary School Salop RoadWelshpoolSY21 7FA

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Welshpool Community	Consent	10/03/2021	21/0401/RES	Reserved Matters	16/09/2022	Reserved Matters application for details of appearance, layout, scale and landscaping in connection with 3 dwellings approved under outline planning permission P/2017/0789	Development Of 3 Dwellings Adjoining Swan BankPoolquayWelshpool PowysSY21 9JS
	Consent	18/01/2022	22/0054/FUL	Full Application	22/08/2022	Erection of single dwelling and garage, improvements to the existing access and all associated works	Gungrog HillWelshpoolPowysSY21 7TJ

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Welshpool Community	Consent	09/03/2022	22/0241/FUL	Full Application	12/09/2022	Refurbishment of the ground floor Pinewood Tavern and conversion of redundant hotel rooms and manager's accommodation into 6 self-contained holiday accommodation units above. Re-formation of an original bar entrance on the corner of Broad Street and Hall Street, replacement and refurbishment of the entrance to the upper floor accommodation and a replacement 'shop front' extensions to the front of No. 2 Broad Street	The Pinewood Tavern Broad StreetWelshpoolSY21 7RZ

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Welshpool Community	Consent	09/03/2022	22/0242/LBC	Listed Building Consent	12/09/2022	Refurbishment of the ground floor Pinewood Tavern and conversion of redundant hotel rooms and manager's accommodation into 6 self-contained holiday accommodation units above. Re-formation of an original bar entrance on the corner of Broad Street and Hall Street, replacement and refurbishment of the entrance to the upper floor accommodation and a replacement 'shop front' extensions to the front of No. 2 Broad Street	The Pinewood Tavern Broad StreetWelshpoolSY21 7RZ
	Split Decision	28/07/2022	22/1213/DIS	Discharge of Condition	12/09/2022	Application to discharge Conditions 6, 7, 8, 11, 12 and 14 in relation to planning approval P/2017/0750	Development 70 Meters East Of Europa PlainGroes-pluenWelshpoolPowys

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Whitton Community	Consent	25/06/2022	22/1096/DIS	Discharge of Condition	15/08/2022	Application to discharge conditions 3 and 4 attached to permission 22/0165/LBC	The GranaryWhittonKnighton PowysLD7 1NP
	Consent	30/06/2022	22/1095/DIS	Discharge of Condition	12/08/2022	Application to discharge condition 3 attached to permission 22/0164/HH in relation to biodiversity enhancement	The GranaryWhittonKnighton PowysLD7 1NP
Ystradgynlais Community	Approve	14/03/2022	22/0428/HH	Householder	25/08/2022	Proposed rear two-story extension.	10 Heol GlantaweYstradgynlais SA9 1ES
	Approve	05/04/2022	22/0578/DIS	Discharge of Condition	20/09/2022	Approval of details reserved by conditions 4 (Construction Method Statement) and 13 (Construction Environment Management Plan) of planning permission 20/1314/FUL	Bryngroes Farm Private Street From Junction By A4067 Leading To Bryngroes FarmYstradgynlais SwanseaSA9 1LF

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Ystradgynlais Community	Approve	05/04/2022	22/0580/DIS	Discharge of Condition	26/09/2022	Approval of details reserved by conditions 19 (Phasing Scheme) and 20 (LEAP) of planning permission 20/1314/FUL	Bryngroes Farm YstradgynlaisSwanseaSA9 1LF
	Approve	28/06/2022	22/1070/HH	Householder	25/08/2022	Erection of a detached two storey garage with study area in the roof	7 Hawthorn VillasYstradgynlaisPowysSA9 1HG
	Approve	01/07/2022	22/1186/FUL	Full Application	07/09/2022	Erection of an information panel	Land Opposite Tan Y Bryn11 Derwen RoadYstradgynlaisAbertawePowysSA9 1HL
	Approve	04/07/2022	22/1045/FUL	Full Application	30/09/2022	Retrospective planning permission for a agricultural building for the storage of farm machinery, animal feed and the welfare of sheep together with hardstanding area	20 Heol TwrchLower CwmtwrchSwanseaSA9 2TD
	Approve	22/07/2022	22/1252/HH	Householder	15/09/2022	Change of use of domestic garage to annexe living accommodation	29 Heol TredegUpper CwmtwrchSwanseaSA9 2XD

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Ystradgynlais Community	Approve	23/09/2022	22/1599/CLP	Certificate of Lawfulness - Proposed	04/10/2022	Section 192 application for certificate of proposed use to seek confirmation of technical start commenced on planning approval P/2017/0819	Site Of Former Carmel ChapelHeol TaweAbercrave YstradgynlaisPowys
	Refused	23/08/2022	22/1427/DIS	Discharge of Condition	21/09/2022	Discharge of conditions 7, 8, 9 & 10 attached to planning permission 20/1314/FUL	Land Adj. Bryn Y Groes FarmYstradgynlais SwanseaPowys
	<b>Applicati on Total</b>	<b>235</b>					

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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Aberhafesp Community	Refused	04/09/2020	20/1122/FUL	Full Application	06/10/2022	Erection of a livestock building for straw based pig rearing with associated feed bin, hard standing area, landscaping and drainage attenuation pond	Bank FarmAberhafesp NewtownPowysSY16 3LS
Abermule And Llanfyllis Community	Approve	24/08/2022	22/1445/HH	Householder	10/10/2022	Proposed Two-Storey Side and Single-Storey Rear Lean-to Extension, Creation of Hardstanding for Parking, Installation of PV solar array and Installation of Dropped Kerbs with Footway Vehicular Crossing	2 Nant Y FelinAbermule MontgomerySY15 6NQ
Berriew Community	Approve	14/07/2022	22/1200/CLE	Certificate of Lawfulness - Existing	10/10/2022	Section 191 application for lawful development certificate for the siting of a residential caravan/lodge	Bridgend GarthmylMontgomerySY 15 6RT

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Berriew Community	Permitted Development	07/09/2022	22/1459/AGR	Agricultural Notification	05/10/2022	Erection of agricultural storage building and all associated works	Pied House Garthmyl Montgomery SY15 6SQ
Builth Wells Community	Approve	25/11/2019	19/1894/RES	Reserved Matters	06/10/2022	Application for reserved matters following the approval of P/2016/0309 for the erection of 81 dwellings	Development Off Hospital Road Hospital Road Builth Wells Powys
Caerwys Community	Approve	27/06/2022	22/1069/HH	Householder	10/10/2022	Proposed erection of a single storey extension to existing dwelling	Beudy Clyd Maesmawr Caerwys SY17 5SB
	Approve	04/08/2022	22/1215/FUL	Full Application	11/10/2022	Extension of residential curtilage, construction of timber clad garden room annex building and installation of a septic tank.	Llwyngwyn Llanwnog Caerwys SY17 5NZ
Castle Caereinion Community	Refused	24/06/2022	22/1064/REM	Removal or Variation of Condition	07/10/2022	Section 73 application to remove condition 4 of planning approval M19363 in relation to occupancy restriction.	Dol Y Neuadd Cwm Golau Cyfronydd SY21 9HA



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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Clyro Community	Approve	25/08/2022	22/1352/HH	Householder	10/10/2022	Demolition of existing timber conservatory and erection of two storey extension	Pantycae Whitney-On-WyeHerefordHR3 6JU
Forden With Leighton & Trelystan Com	Approve	27/06/2022	22/0547/FUL	Full Application	05/10/2022	Erection of agricultural storage buildings and all associated works	Lower Leighton ButtingtonWelshpoolSY 21 8HH
Glascwm Community	Approve	24/03/2022	22/0493/FUL	Full Application	07/10/2022	Erection of Stable and Storage buildings	Carreg LlwydFranksbridge Llandrindod WellsPowysLD1 5SA
	Approve	26/07/2022	22/1261/FUL	Full Application	12/10/2022	Replacement steel frame agricultural building	Cefnbychan Hundred HouseLlandrindod WellsLD1 5RU
Kerry Community	Refused	16/02/2021	20/2069/FUL	Full Application	07/10/2022	Conversion and change of use of first floor of detached garage to a holiday unit, construction of an external staircase and new door opening (part retrospective)	Lower Camnant DolforNewtownPowysSY 16 4BS



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Kerry Community	Split Decision	09/06/2022	22/0982/DIS	Discharge of Condition	12/10/2022	Application to discharge conditions 4,5,6,8,10,11 and 13 for planning permission P/2016/0722	Land Adjacent To Shop Lane Sarn Newtown Powys
Llandinam Community	Permitted Development	26/09/2022	22/1621/AGR	Agricultural Notification	11/10/2022	Proposed agricultural building for the storage of fodder and machinery	Land To The North West Of Coed Y Gaer Fawr Llandinam Powys SY17 5AZ
Llandrindod Wells Community	Approve	12/11/2021	21/1940/FUL	Full Application	06/10/2022	Residential development comprising 79 residential units, formation of vehicular access, roadways and all associated works	Land East Of Ithon Road Llandrindod Wells Powys
	Approve	01/07/2022	22/1011/FUL	Full Application	07/10/2022	Change of use of dwelling to an educational facility and all associated works	High School Bungalow Dyffryn Road Llandrindod Wells LD1 6AN
Llandrinio And Arddleen Community	Approve	12/08/2022	22/1302/HH	Householder	07/10/2022	Single storey extension	The Camellias Hendre Lane Rhos Common Llanymynech Powys SY22 6RN



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Llanfechain Community	Approve	25/08/2022	22/1504/TPO	Works to Trees subject to a TPO	06/10/2022	Works to a tree covered by a TPO	8 Mount ViewLlanfechainPowys SY22 6XJ
Llanfyllin Community	Consent	12/05/2022	22/0824/FUL	Full Application	06/10/2022	Change of use of ground floor area from Army Cadet Training Centre to Eagles Kitchen - Use Class A3: Food & Drink	Old Surgery, Cadet Centre High StreetLlanfyllinSY22 5AT
Llangedwyn Community	Approve	09/08/2022	22/1289/FUL	Full Application	12/10/2022	Erection of stable block (retrospective)	Land At Wern Pen-y-nant UchafBwlch-y-ddarLlangedwynPowys
Llangyniew Community	Consent	26/07/2022	22/1027/FUL	Full Application	11/10/2022	Erection of a silage clamp and associated works	Dolobran Hall Pont RobertMeifodSY22 6HX
Llangyniew Community	Consent	28/07/2022	22/1020/FUL	Full Application	11/10/2022	Formation of a slurry lagoon and associated works	Dolobran Hall Pont RobertMeifodSY22 6HX
Llangynog Community	Approve	30/08/2022	22/1468/TRE	Works to trees in Conservation Area	07/10/2022	Works to trees in a conservation area	Llangynog GlebeLlangynogOswestry Powys



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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Llangynog Community	Consent	13/05/2022	22/0765/FUL	Full Application	06/10/2022	Extension to existing caravan park to accommodate 7 static caravans together with environmental improvements, access tracks, installation of sewage treatment plant and all associated works (revised proposal to 21/2340/FUL)	Land At The Henstent Caravan Park LlangynogOswestrySY10 0EP
Llanidloes With St Community	Approve	24/06/2022	22/0885/FUL	Full Application	12/10/2022	Installation of a 2MW solar array, associated housings and battery storage	Land At Bryn Posteg Landfill Site TylwchLlanidloes PowysSY18 6JJ
Llanigon Community	Approve	09/09/2022	22/1456/DIS	Discharge of Condition	10/10/2022	Discharge of conditions 3 and 5 of planning permission 20/1989/FUL (Bio Enhance ND 024, Lighting ND 025 and Bird and Bat ND 006B)	Nantdigedi Llanthomas Lane LlanigonHerefordHR 3 5PU

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Llansilin Community	Approve	05/04/2022	22/0415/FUL	Full Application	10/10/2022	Change of use of agricultural land and a building to a mixed use of agriculture along with machinery/vehicle repairs and servicing, to include hard standing and all associated works (part retrospective)	Land Near To LledrodLlansilinOswestry PowysSY10 7PU
Page 159	Approve	27/07/2022	22/1189/FUL	Full Application	07/10/2022	Erection of silage pit and all associated works	Priddbwll Mawr LlangedwynOswestrySY 10 9JZ
	Refused	26/08/2022	22/1337/NMA	Non-Material Amendment	06/10/2022	Non-material amendment to planning permission 21/0093/RES (outline planning P/2017/0702) in relation to alterations to house design and site plans	Development At Land Opposite The Old VicarageLlansilin OswestryPowys
Machynlleth Community	Approve	15/09/2022	22/1548/DIS	Discharge of Condition	06/10/2022	Application to discharge condition 11 from planning approval 21/1663/FUL	Semi Detached Industrial UnitTreowain Industrial EstateMachynllethPowys

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New Radnor Community	Approve	02/09/2022	22/1490/DIS	Discharge of Condition	07/10/2022	Discharge of condition 6 of planning permission 22/0745/FUL (Landscaping Scheme Written Statement, Proposed Landscaping Plan (Ki 5797 5)	Lower House New Radnor Presteigne LD8 2TN
Newtown And Llanfychaiarn Community	Approve	08/07/2022	22/1157/FUL	Full Application	11/10/2022	Demolition of existing workshop / storage building and erection of a replacement structure containing up to 5 units (part-retrospective)	Workshops Lying To The South East Of 26-27 Shortbridge Street Newtown SY16 1AA
	Approve	27/07/2022	22/1129/HH	Householder	10/10/2022	Erection of decking to front of dwelling (in lieu of existing paved patio). Formation of parking area to front of dwelling	Bryn Haf 2 Tan-Y-Graig Newtown SY16 2JW
	Approve	01/08/2022	22/0661/HH	Householder	07/10/2022	Replacement of hedgerow with fence. Retrospective	2 Minafon Newtown SY16 1RH





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Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Newtown And Llanllwchaiarn Community	Refused	02/09/2022	22/1507/DIS	Discharge of Condition	11/10/2022	Discharge of conditions 3, 5, 6, 8, 11, 12, 13 & 14 of planning permission 21/2344/FUL	AshbrookMiddle Dolfor RoadNewtownPowysSY16 4BG
Pen-y-bont Fawr Community	Approve	27/09/2022	22/1630/NMA	Non-Material Amendment	05/10/2022	Non-material amendment to planning permission reference 19/1644/FUL, to increase the size and amend the design of the classroom extension on the school's northern elevation	Pennant County Primary School Dolafon EstatePen-Y-Bont-FawrOswestrySY10 0PD
Rhayader Community	Approve	09/08/2022	22/1326/DIS	Discharge of Condition	12/10/2022	Application to discharge conditions 9, 10 and 11 attached to permission P/2017/0725	Development Adjacent To ShalomBryn GwyRhayaderPowys
Rhayader Community	Approve	06/09/2022	22/1547/DIS	Discharge of Condition	10/10/2022	Discharge of Condition 3 of planning application 22/0724/LBC in relation to mortar samples for pointing of stonework.	Craig Goch DamElan ValleyRhayaderPowys



## Delegated List

### 44 Applications

Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Tawe-Uchaf Community	Permitted Development	26/08/2022	22/1335/CLP	Certificate of Lawfulness - Proposed	07/10/2022	Section 192 application for Lawful Development Certificate for proposed use of property as a dwelling house for non-institutional care for up to two young people in the long-term care of the Local Authority	22 BrynawelonCoelbren NeathPowysSA10 9PP
Trallong Community	Approve	27/06/2022	22/0733/HH	Householder	07/10/2022	Proposed demolition of existing entrance porch and reconstruction of new porch, reroof and alterations, rendering of existing rear porch, installation of velux and reordering of property (part-retrospective)	Plas MawrTrallongBrecon PowysLD3 8HP
Unknown	Planning Permission Required	11/10/2022	22/1543/AGR	Agricultural Notification	11/10/2022	Agricultural notification for an agricultural barn and 3 polycarbonate polytunnels	Land Previously Part Of Ty CanolTafolwern Llanbrynmair

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## Delegated List

### 44 Applications

Parish Name	Decision	Date Application Valid	Application No.	Application Type	Date Decision Issued	Proposal	Location
Welshpool Community	Approve	08/08/2022	22/1293/FUL	Full Application	11/10/2022	Change of use from offices to residential flat	31-32 First And Second FloorsSevern StreetWelshpoolSY21 7AD
Ystradgynlais Community	Approve	10/08/2022	22/1363/FUL	Full Application	07/10/2022	Change from A1 business to A3. To instate a kitchen in the back room.	Unit 2 Temperance LaneYstradgynlaisSA9 1JP
		<b>Applicati on Total</b>	<b>44</b>				

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