

MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT HYBRID MEETING - ZOOM - COUNTY HALL ON THURSDAY, 6 APRIL 2023

PRESENT

County Councillor K Lewis (Chair)

County Councillors G D Jones, T Colbert, A Davies, D Edwards, L George, H Hulme, P James, A Jones, G E Jones, C Kenyon-Wade, I McIntosh, G Pugh and D H Williams

1.	APOLOGIES
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Apologies for absence were received from County Councillors G Morgan, E Roderick, R G Thomas, E Vaughan and J Wilkinson.

2.	MINUTES OF THE PREVIOUS MEETING
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The Chair was authorised to sign as a correct record the minutes of the meeting held on 16 March 2023.

Planning

3.	DECLARATIONS OF INTEREST
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(a) No Committee members declared interests.

Colin Edwards, Solicitor declared an interest in application 22/2038/FUL as he lived near the site and part owned a field adjacent to the site. The Chair noted that Rachel Mole, Solicitor was present at the meeting.

(b) The Committee noted that no Member requested that a record be made of their membership of a Community Council where discussion had taken place of matters for the consideration of this Committee.

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

(d) The Committee noted that Councillor I Harrison (who is not a member of the Committee) would be speaking as the 'local representative' in respect of an application on the agenda.

4.	PLANNING APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE
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The Committee considered the report of the Head of Property, Planning and Public Protection (copies filed with the signed minutes).

4.1 Updates

The Members confirmed that they had received and had time to read the update circulated the previous day.

Colin Edwards, Solicitor having declared an interest left the meeting room for the next item and the Chair welcomed Rachel Mole, Solicitor to the meeting for this item.

4.2 22/2038/FUL Hardings Shed & Garden Supplies, Groesllwyd, Guilsfield, Welshpool SY21 9BZ

Grid Ref: E: 321953 N: 311564

Valid Date: 20/12/2022

Community Council: Guilsfield Community Council

Applicant: Mr P Harding

Location: Hardings Shed & Garden Supplies, Groesllwyd, Guilsfield, Welshpool, SY21 9BZ

Proposal: Demolition of bungalow and change of use of land from residential to A1 retail use together with erection of an extension to shop and formation of additional parking area

Application Type: Full application

Councillor I Harrison spoke as the local representative.
Ms J Ellis spoke as the agent.

The Planning Officer advised that the Built Heritage Officer and CADW had advised that the proposed development will not, having had special regard, cause adverse harm to the setting of the nearby registered historic park and garden or listed building and as a result had no objections to the development.

Questions were raised about highways issues and the Planning Officer advised that the Highway Authority had not objected to the application subject to the inclusion of a planning condition. In response to a question about the accidents reported near the site, the Highways Officer advised it was not clear whether these were linked with the site. He advised that the visibility into and out of the site were adequate and the traffic levels on the A490 and B4392 did not warrant a turning lane. He acknowledged the concerns raised by the local residents but advised that the Highways Authority had to follow national guidance. The Committee noted that the Agent referred to a planning application for a housing development where traffic improvements, in respect of speed limits, had been offered by the applicant but these had been turned down by the Highways Authority. It was also noted that local residents had raised a petition regarding speed limits. As the Highways Officer advised that he did not deal with speed limits, the Chair agreed to pause the meeting to enable him to speak to colleagues.

On his return the Highways Officer advised that the housing application was for outline consent and there would be opportunities when this application is considered to review speed limits. The Traffic Engineer has advised that a petition has been received regarding speed limits in this area. Speed data would

be collected for two weeks after 14 April 2023 along this section of the A490 and the B4392 junctions. The data would be used to determine whether the speed limit on this section of the road needed to be changed. The Professional Lead Planning reminded the Committee that it had to consider this application on its own merits and that the Highways Authority had no objections subject to a planning condition.

In response to a question the Planning Officer advised that the amenity of surrounding properties were not adversely affected by the proposed development.

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

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

Councillor H Hulme had joined the meeting partway through the discussion and did not vote on the application.

Colin Edwards, Solicitor returned to the meeting.

4.3 22/1956/REM Development at land adjoining Fir House, Churchstoke, Montgomery

Grid Ref: E: 327554 N: 293963

Valid Date: 17/11/2022

Community Council: Churchstoke Community Council

Applicant: Powys County Council

Location: Development At Land Adjoining Fir House, Churchstoke, Montgomery, Powys

Proposal: Section 73 application to vary condition 2 of planning permission 19/1798/REM (residential development of up to 45 dwellings) to allow an extension of time to submit a reserved matters application

Application Type: Removal or Variation of Condition

In response to questions the Planning Officer advised that a SUDs application to the Powys SAB was not required but the development would need to meet the Welsh Government Standards and this would be checked by the SAB Team. The Committee noted that the existing play area was 150 yards from the development. The Planning Officer advised in response to a question about the

density of housing on the site, that this was an application for up to 45 houses and the actual density and layout would be considered at reserved matters.

The Committee noted that this was Powys County Council application which had originally been agreed in 2017 and they were disappointed that it had not yet been developed.

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

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

5.	DECISIONS OF THE HEAD OF PROPERTY, PLANNING AND PUBLIC PROTECTION ON DELEGATED APPLICATIONS
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The Committee received for information a list of decisions made by the Head of Property, Planning and Public Protection during the period between 9 March 2023 to 31 March 2023.

County Councillor K Lewis (Chair)