

**MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF  
WAY COMMITTEE HELD AT HYBRID MEETING - ZOOM - COUNTY HALL ON  
WEDNESDAY, 19 JULY 2023**

**PRESENT**

County Councillor K Lewis (Chair)

County Councillors G D Jones, A Davies, D Edwards, J Ewing, H Hulme, P James, A Jones, G E Jones, C Kenyon-Wade, G Pugh, E Roderick and E Vaughan

<b>1. APOLOGIES</b>
---------------------

Apologies for absence were received from County Councillors T Colbert, J Wilkinson and D H Williams.

<b>2. MINUTES OF THE PREVIOUS MEETING</b>
---

The Chair was authorised to sign as a correct record the minutes of the meeting held on 29 June 2023.

<b>Planning</b>
-----------------

<b>3. DECLARATIONS OF INTEREST</b>
------------------------------------

- (a) There were no declarations of interest.
- (b) The Committee noted that no Member requested that a record be made of their membership of a Community Council where discussion had taken place of matters for the consideration of this Committee.
- (c) The Committee noted that no Member (who is a member of the Committee) would be acting as 'local representative' in respect of any application on the agenda.
- (d) The Committee noted that no Member (who is not a member of the Committee) would be speaking as the 'local representative' in respect of any application on the agenda.

<b>4. PLANNING APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE</b>
--

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.

**4.2 23/0485/FUL - Land at Former Flats - Pen Y Bryn and Ael Y Bryn, Ystradgynlais, Powys, SA9 1JA**

**Grid Ref:**

E: 279167 N: 210917

<b>Valid Date:</b>	17/04/23
<b>Community Council:</b>	Ystradgynlais Town Council
<b>Applicant:</b>	Powys County Council
<b>Location:</b>	Land at Former Flats - Pen Y Bryn and Ael Y Bryn, Ystradgynlais, Powys, SA9 1JA
<b>Proposal:</b>	Demolition of four blocks of 24 flats and the erection of four blocks of 16 flats and all associated works
<b>Application Type:</b>	Full Application

The Senior Planning Officer advised that there was a typing error in her report on page 29. Housing Density in respect of the site should read as follows: "...The application site measures approximately 0.30ha and therefore the provision of 53 units / ha meets with the recommended density requirements for towns contained within policy H4." In response to a question, she advised that the number of bedrooms was not a requirement within policy.

The Committee acknowledged that the proposed development was meeting a housing need in the area. In response to a concern raised about only providing one bedroomed flats, the Senior Planning Officer advised that the proposed development had been designed in response to the Common Housing Register for the area. The Housing Authority had advised that over 50% of people needing a house in the area required one bedroom accommodation.

In response to questions in respect of green energy infrastructure, the Professional Lead Planning advised that there was no policy requirement to install solar panels. The Senior Planning Officer advised that a Housing Officer had messaged her during the meeting advising that solar panels would be installed.

In respect of contaminated land the Senior Planning Officer advised that as the existing buildings would be demolished and foundations dug for the new houses the Contaminated Land Officer had advised that there was a potential for finding mine gas. As a result he recommended conditions as a precautionary nature.

It was moved and duly seconded to approve the application as recommended in the officer's report.

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

<b>5.</b>	<b>DECISIONS OF THE HEAD OF PROPERTY, PLANNING AND PUBLIC PROTECTION ON DELEGATED APPLICATIONS</b>
-----------	--

The Committee received for information a list of decisions made by the Head of Property, Planning and Public Protection during the period between 26 June 2023 and 13 July 2023.

<b>6.</b>	<b>PLANNING PROTOCOL</b>
-----------	--------------------------

The Committee considered revisions to the Planning Protocol in respect of the following:

- Currently speakers are required to register their interest to speak at least 4 clear working days before the meeting. Agendas are published 4 clear working days before the meeting and may not be published until late afternoon on that day. It is proposed that speakers register to speak at least 3 clear working days before a meeting, so giving them more time to view the officer's report.
- The wording in Section 19.85 be amended to reflect that the Solicitor confirms to the Committee that the application submitted by a councillor has been processed normally.
- Applications from relatives of close friends of officers in the planning department are dealt with by other officers, but the process is not clear in the Protocol. In response to questions the Solicitor advised that the heading for this section - 19.37 – 19.42 should state: Planning Applications submitted by officers or by a relative or close friend of a planning officer.

It was moved and duly seconded to revise the Planning Protocol as recommended with the revised heading for section 19.37 – 19.42.

<b>RESOLVED</b>	<b>Reason for decision</b>
<b>That the revisions to the Planning Protocol be approved and the heading of section 19.37 – 19.42 should state: Planning applications submitted by officers or by a relative or close friend of a planning officer.</b>	<b>To ensure the Protocol is kept up to date.</b>

<b>7.</b>	<b>DEVELOPMENT MANAGEMENT PERFORMANCE</b>
-----------	---

The Committee considered the Development Management Performance report for Quarter 4 [January 2023 – March 2023]. It was noted that this performance data was published on the Welsh Government website.

The Professional Lead Planning highlighted various aspects of the report. He advised that officers had provided training for agents regarding good quality applications and pre-planning advice. In response to a question, officers advised it was too early to determine whether these discussions had improved applications. The Professional Lead Planning advised that they would look into whether those applications that had taken pre-application advice were processed more quickly. In respect of enforcement the Principal Planning Officer advised that the letter sent to someone raising an enforcement issue now explained the stages of the enforcement process and it was hoped that this would help in the management of expectations.

**County Councillor K Lewis (Chair)**