

**MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT HYBRID MEETING - ZOOM - COUNTY HALL ON THURSDAY, 10 AUGUST 2023**

**PRESENT**

County Councillor G D Jones (Chair)

County Councillors T Colbert, A Davies, D Edwards, H Hulme, P James, A Jones, G E Jones and G Pugh

<b>1.</b>	<b>APOLOGIES</b>
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Apologies for absence were received from County Councillors J Ewing, C Kenyon-Wade, K Lewis, G Morgan, E Roderick, E Vaughan, J Wilkinson and D H Williams.

<b>2.</b>	<b>MINUTES OF THE PREVIOUS MEETING</b>
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The Democratic Services Officer advised that Councillor J Ewing had attended the meeting on 19 July 2023 but as she had not completed the required mandatory training, she did not participate in the discussions or vote. She observed the meeting and the Officer advised that this should be recorded in the minutes. With this amendment, the Chair was authorised to sign as a correct record the minutes of the meeting held on 19 July 2023.

<b>Planning</b>
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<b>3.</b>	<b>DECLARATIONS OF INTEREST</b>
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(a) County Councillor A Jones declared an interest in application 23/0655/FUL because he is a relative to the applicant.

(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.

The Solicitor noted that members had received emails from parties interested in the first application. He reminded members of the Planning Protocol and that where correspondence is received by for example letter or emails, such correspondence should be referred to the relevant planning officer. Members can acknowledge receipt but should not engage in correspondence with an applicant or an objector, so that they can continue as a decision maker if an application is brought to Committee. He advised it was for individual members to

consider if they have indicated by correspondence whether they are predetermined position regarding an application. If they do consider that they are predetermined they would need to declare an interest and not take part in the discussion or vote.

#### 4. PLANNING APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE

The Committee considered the report of the Head of Property, Planning and Public Protection (copies filed with the signed minutes).

##### 4.1 Updates

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

##### 4.2 23/0820/FUL Former Motorworld Site, Gas Street, Newtown, Powys, SY16 2AD

**Grid Ref:** E: 310979 N: 291595

**Valid Date:** 15.06.2023

**Community Council:** Newtown and Llanllwchaiarn Town Council

**Applicant:** Mr N Bryant

**Location:** Former Motorworld Site, Gas Street, Newtown, Powys, SY16 2AD

**Proposal:** Demolition of existing building and erection of a building containing a ground floor retail space with 4 flats above (with associated auxiliary spaces) (resubmission of 22/1033/FUL)

**Application Type:** Full application

The Senior Planning Officer advised since the previous refusal the developer has undertaken pre-application discussions with the Built Heritage Officer and has now amended the scheme. The application is now for 4 flats rather than the original 7, which has meant that the height of the building has reduced.

Mrs T Davies spoke against the application.  
Mr G Jones spoke as the agent.

In response to questions regarding car parking the Highways Officer advised that as this was a town centre development where long and short stay parking was available, the provision of designated car parking was not required. He advised that the vehicle movements from the current commercial use would likely to be more than those from a proposed residential development.

The Senior Planning Officer advised, in response to a question regarding the height of the proposed development, that the development was acceptable

taking into account the relative height to other properties and the fact that this was an urban area. The development was in line with the Residential Development Design Supplementary Planning Guidance [SPG]. In respect of the issue of the building overlooking other properties she advised that the front of the building was not directly facing other buildings. In addition, the Principal Planning Officer advised that although the proposed development was overlooking a garden area, the highway was between the two and this is in an urban environment. This is addressed in the officer's report and the proposed development is considered acceptable. The Committee noted that solar panels are included in the proposed development and hidden on the roof facing away from the front of the building.

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

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

The Committee was advised that to be quorate 9 members needed to be present to consider an application. As one member had declared an interest in the next application, the Committee would not be quorate and therefore the next application could not be considered.

#### 4.3 23/0655/FUL Land at Allt Y Maen, Meifod, Powys, SY22 6BP

**Grid Ref:** E: 317064 N: 314973

**Valid Date:** 12/05/23

**Community Council:** Meifod Community Council

**Applicant:** Mr J R Wilkinson

**Location:** Land at Allt Y Maen, Meifod, Powys, SY22 6BP

**Proposal:** Erection of replacement livestock building and all associated works

**Application Type:** Full application

As the meeting was not quorate this application was not considered and would be brought back to a future meeting.

<b>5.</b>	<b>DECISIONS OF THE HEAD OF PROPERTY, PLANNING AND PUBLIC PROTECTION ON DELEGATED APPLICATIONS</b>
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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 14 July 2023 and 1 August 2023.

<b>Rights of Way</b>
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<b>6.</b>	<b>DECLARATIONS OF INTEREST</b>
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There were no declarations of interest.

<b>7.</b>	<b>TOWN AND COUNTRY PLANNING ACT 1990, SECTION 257 PUBLIC PATH ORDER PROPOSAL</b>
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The Committee considered the proposal to divert part of footpaths 3 and 51, on land at Brynygroes Farm, Ystradgynlais SA9 1LF (Community of Ystradgynlais).

In response to a question the Assistant Commons Registration and Definitive Map Officer advised that the proposed diversion would be an extra 20 to 30 metres. In response to a question, she advised that as the applicant does not own the surrounding land, it was not in “their gift” to divert the path to a route suggested by an objector.

**RESOLVED:**

- 1. That an Order be made to divert footpaths 3 and 51, at land at Brynygroes in the community of Ystradgynlais as shown on the plan at appendix C;**
- 2. That if the Order is made and opposed, unless significant new information comes to light, it is submitted to Planning and Environment Decisions Wales for determination;**
- 3. That the Council takes a neutral stance with respect to confirmation of the Order, if it is submitted to the Planning and Environment Decisions Wales for determination.**

<b>Taxi and other licensing</b>
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<b>8.</b>	<b>DECLARATIONS OF INTEREST</b>
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There were no declarations of interest.

<b>9.</b>	<b>MINUTES OF TAXI LICENSING SUB-COMMITTEES</b>
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The Chair presiding at the Taxi Review Panel held on 30 March 2023 was authorised to sign the minutes as a correct record.

**County Councillor G D Jones (Chair)**