

**MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT HYBRID MEETING - ZOOM - COUNTY HALL ON THURSDAY, 6 JUNE 2024**

**PRESENT**

County Councillor G D Jones (Chair)

County Councillors A Jones, T Colbert, D Edwards, C Hall, P James, E Jones, C Kenyon-Wade, K Lewis, G Morgan, G Pugh, J Wilkinson and D H Williams

**1. APOLOGIES**

Apologies for absence were received from County Councillors A Davies, G E Jones and E Vaughan.

**2. MINUTES OF THE PREVIOUS MEETING**

The Chair was authorised to sign as a correct record the minutes of the meeting held on 25 April 2024 subject to the spelling errors second paragraph of Item 7 Enforcement Update. The Chair was authorised to sign as a correct record the minutes of the meeting held on 30 May 2024.

**Planning**

**3. DECLARATIONS OF INTEREST**

(a) County Councillor A Jones declared a prejudicial interest in application 24/0251/FUL as he was a relation to the landowner and had a business connection to the applicant. County Councillor J Wilkinson declared a prejudicial interest in application 24/0251/FUL as he was the owner of the property.

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

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

(d) The Committee noted that County Councillor Arwel Jones (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**

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 24/0279/FUL Land At Laburnum House, Brynmawr, Llanymynech, SY22 6PQ

**Grid Ref:** E: 325312 N: 318965

**Valid Date:** 25/03/24

**Community Council:** Llandysilio Community Council

**Applicant:** Mr & Mrs Pownall

**Location:** Land At Laburnum House, Brynmawr, Llanymynech, SY22 6PQ

**Proposal:** Siting of 4no. Geodome tents on decking areas and installation of 4no. associated decking areas for outdoor seating baths and bbq area (siting of 3no. Geodome tents and decking areas retrospectively and relocation of 1no. existing Geodome tent and associated decking area), retrospective formation of access pathways and car parking, proposed installation of 4no. structures to house toilet facilities, installation of a sewage treatment plant and construction of 2no passing places

**Application Type:** Full Application

Councillor Arwel Jones spoke as the local representative.  
Mrs C Davies, spoke on behalf of Llandysilio Community Council.  
Mr T Penny spoke as an objector.  
Mr O Evans spoke as the agent.

The Senior Planning Officer advised that further public representations had been received that morning and she would address the points in her presentation. It was noted that Committee members had received representations in the post regarding this application and the Professional Lead Planning advised that such correspondence should be forwarded to the Professional Lead and Case Officer and that the planning issues would be addressed in the Officer's presentation.

In response to a question regarding the potential impact of the proposed development on the water supply the Senior Planning Officer stated that Hafren Dyfrdwy had not raised any concerns about the water supply. The owners would need to apply for a water connection and any capacity issues would be considered via that application process. The Highways Authority, in response to a question advised that there was plenty of space for passing bays along the highway. The Highway Authority also advised that there was sufficient land on the site for parking for the existing and proposed development.

It was questioned whether condition 11 regarding the colour and painting of the geodomes could be strengthened to address the issues of visual impact raised by the speakers. The Senior Planning Officer advised that if the Committee was minded to approve the application condition 11 could state that the geodomes should be dark green and maintained this colour at all times, rather than being painted every 6 months.

It was noted that permitted development rights for tourism facilities were removed. In response to a question the Professional Lead Planning advised that the Committee had to consider the application in front of them and on its own merits, irrespective of other issues such as enforcement issues.

The Senior Planning Officer in response to a question advised that the condition relating to the landscaping scheme could be amended to require that more mature trees are planted at the outset to address landscape impact issues and also because this is a part retrospective application.

It was moved and duly seconded to approve the application as recommended by the officer, with amendments to the following conditions: condition 11 regarding the colour and maintenance of the geodomes being maintained as green at all times and that condition 3 to require more mature planting to be used at the outset.

It was noted that as County Councillor G Morgan had not been present for the whole of the discussion regarding the application he was not able to vote.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<p><b>that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes, subject to the following changes:</b></p> <ul style="list-style-type: none"> <li>• <b>condition 11 regarding the colour and maintenance of the geodomes being maintained as green at all times and</b></li> <li>• <b>condition 3 to require more mature planting to be used at the outset</b></li> </ul> <p><b>and the exact wording to be agreed by the Professional Lead – Planning in consultation with the Chair and Vice Chair.</b></p>	<p><b>As officer’s recommendation as set out in the report which is filed with the signed minutes.</b></p> <p><b>To amend condition 11 for clarity and condition 3 to ensure sufficient landscaping is in place.</b></p>

County Councillors A Jones and J Wilkinson having declared interests in the next item, left the meeting room.

4.3 24/0251/FUL Dyffryn, Meifod, SY22 6HL

**Grid Ref:**

E: 314916 N: 312682

**Valid Date:** 06.03.24

**Community Council:** Meifod Community Council

**Applicant:** EM & JR Evans

**Location:** Dyffryn, Meifod, SY22 6HL

**Proposal:** Erection of an extension to an agricultural livestock building and all associated works

**Application Type:** Full Application

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

<b>RESOLVED:</b>	<b>Reason for decision:</b>
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.

County Councillors A Jones and J Wilkinson returned to the 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 18 April 2024 and 28 May 2024.

<b>6.</b>	<b>APPEAL DECISION[S]</b>
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The Committee received the Planning and Environment Decisions Wales [PEDW] decision letter regarding the appeal in respect of application 21/1055/CLP - Llanerchydol Hall, Welshpool, Powys, SY21 9PQ. The Professional Lead Planning advised that this was an unusual appeal decision as following an order of the High Court the case was remitted for re-determination. The Committee noted that PEDW had dismissed the appeal.

<b>7.</b>	<b>PLANNING PROTOCOL</b>
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The Committee considered the proposed changes to the Planning Protocol in respect of call-in for a resubmitted application, call-ins made by councillors who are not returned at an election or when a by election is held or made by a member who has left mid-term and speeches by public speakers which should be verbal only.

The Planning Solicitor advised that since publishing the report the following amendment to the wording of 19.61 was suggested to take into account changes as a result of a by election:

19.61 Where a Councillor requests determination by the Planning Committee and at an election is not re-elected or after a by-election, the new councillor for that ward shall be advised by the Professional Lead – Planning of the call-in and the new councillor can either confirm the call-in or withdraw the call-in.

In respect of call-ins the Professional Lead Planning advised that the proposed changes were a positive move and provided more power to members. He advised call-ins in respect of re-submitted applications still had to be made on valid planning reasons.

<b>RESOLVED</b>	<b>Reason for decision</b>
<p><b>That the changes to the Planning Protocol as detailed in the officer’s report be approved, subject to 19.61 to read as follows:</b>  <b>Where a Councillor requests determination by the Planning Committee and at an election is not re-elected or after a by-election, the new councillor for that ward shall be advised by the Professional Lead – Planning of the call-in and the new councillor can either confirm the call-in or withdraw the call-in.</b></p>	<p><b>To ensure the Planning Protocol is updated to ensure it is fit for purpose.</b></p>

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