

**Planning, Taxi Licensing and Rights of Way Committee**  
**21<sup>st</sup> February 2018**

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>P/2017/0078</b></p> <p>Glascwm</p> <p>315770.54 253230.59</p> <p>31.01.2017</p>	<p>Full: Erection of a single dwelling, creation of access, installation of septic tanks and all associated works</p> <p>Land at Glascwm, Powys</p> <p>Mrs Sheila Powell – c/o Agent</p> <p><b>Recommendation:</b></p> <p>Conditional Consent</p>
<p><b>P/2016/1154</b></p> <p>Llanfechain</p> <p>318705.82 320651.4</p> <p>20.12.2016</p>	<p>Outline: Residential development of up to 6 dwellings, including formation of vehicular access and associated works (outline)</p> <p>Land opposite Wesley Terrace, Ystrad y Ceunant, Llanfechain, Powys SY22 6UR</p> <p>Mrs Humphreys, c/o agent</p> <p><b>Recommendation:</b></p> <p>Conditional Consent</p>
<p><b>P/2017/1268</b></p> <p>Llanfair Caereinion</p> <p>310145.64 306222.25</p> <p>31.10.2017</p>	<p>Outline: Residential Deveopment of up to 9 dwellings (Phase 2), formation of vehicular access and all associated works.</p> <p>Land adjoining Maes Gwyn, Llanfair Caereinion, Powys SY21 0BD.</p> <p>Mrs M Williams, Tanhouse Fasrm, Llanfair Caereinion, Powys SY21 0BD.</p> <p><b>Recommendation:</b></p> <p>Conditional Consent</p>

<p><b>P/2017/1293</b></p> <p>Banwy</p> <p>300381.26 311445.43</p> <p>06.11.2017</p>	<p>Outline application (with some matters reserved) for erection of 5 dwellings with detached garages, formation of vehicular access and all associated works</p> <p>Land adjacent to Llangafan Cemetery, Llangadfan, Powys</p> <p>Joy Williams, Cyffiau, Trefeglwys, Caersws, Powys</p> <p><b>Recommendation:</b></p> <p>Refusal</p>
<p><b>P/2017/1402</b></p> <p>Llanerfyl</p> <p>303406.15 309647.54</p> <p>13.12.2017</p>	<p>Outline application (with all matters reserved) for erection of up to 4 no detached dwellings with detached garages</p> <p>Derwen, Llanerfyl, Welshpool, Powys, SY21 0PJ</p> <p>Mrs Sioned Roberts, Parc Llangadfan, Welshpool, Powys, SY21 0PJ</p> <p><b>Recommendation:</b></p> <p>Conditional Consent</p>
<p><b>P/2017/1342</b></p> <p>Machynlleth</p> <p>274781.66 30121.44</p> <p>17.11.2017</p>	<p>Full: Erection of 4 no dwellings and garages and all associated works.</p> <p>Land between 14 &amp; 15 Ffordd Mynydd Griffith, Machynlleth, Powys, S/y20 8DD</p> <p>Mrs S Hewitt, Blue Horizon Homes Ltd, 2 St Helens Crescent, Benson, Wellington, OX10 6RX</p> <p><b>Recommendation:</b></p> <p>Conditional Consent</p>
<p><b>P/2017/1421</b></p> <p>Cilmery</p> <p>300529.02 251422.84</p> <p>06.12.2017</p>	<p>Outline: Residential use of 4 self build plots (all matters reserved)</p> <p>Land adj Morgannwg, Cilmery, Builth Wells, Powys, LD2 3NU</p> <p>Mrs Eileen Cheffers, 9 The Crescent, Llanelwedd, Builth Wells, Powys, LD2 3TR</p> <p><b>Recommendation:</b></p> <p>Conditional Consent</p>

<p><b>P/2017/1250</b></p> <p>Llansantffraid</p> <p>323045.79 320594.62</p> <p>30.10.2017</p>	<p>Outline application (with some matters reserved) for residential development for up to 9 dwellings with 7 no. garages, formation of vehicular access and all associated works</p> <p>Land adjoining Cranford, Llansantffraid, Powys, SY22 6AX</p> <p>Mrs B A Edwards, Lower Trewylan Farm, Llansantffraid, Powys, SY22 6AX</p> <p><b>Recommendation:</b></p> <p>Conditional Consent</p>
<p><b>P/2017/0974</b></p> <p>Llandrinio</p> <p>323834.99 317097.54</p> <p>25.08.2017</p>	<p>Outline: Erection of one detached private dwelling with all associated works (some matters reserved)</p> <p>Land adjoining Cilfach Glyd, Deytheur, Llansantffraid, Powys SY22 6TF</p> <p>Mr G Jones, Haulfryn, Deytheur, Llansantffraid, Powys, SY22 6TF</p> <p><b>Recommendation:</b></p> <p>Conditional Consent</p>
<p><b>P/2017/1190</b></p> <p>Trewern</p> <p>327661.13 311493.26</p> <p>13.10.2017</p>	<p>Outline: Residential Development of up to 5 dwellings, formation of vehicular access and associated works (Some matters reserved)</p> <p>Gate Farm, Criggion Lane, Trewern, Welshpool, Powys, SY21 8DU</p> <p>Mr Chapman, Fronhaul, Trewern, Welshpool, Powys, SY21 8DU</p> <p><b>Recommendation:</b></p> <p>Conditional Consent</p>
<p><b>P/2017/1331</b></p> <p>Kerry</p> <p>314769.06 289890.49</p> <p>22.11.2017</p>	<p>Full: Formation of vehicular access and hard standing (retrospective)</p> <p>24 The Gardens, Kerry, Newtown Powys SY16 4NX</p> <p>Powys County Council</p> <p><b>Recommendation:</b></p> <p>Conditional Consent</p>

<p><b>P/2017/1403</b></p> <p>Meifod</p> <p>321353.64 614293.9</p> <p>30.11.2017</p>	<p>Outline application (with some matters reserved), formation of vehicular access, installation of septic tank and all associated works</p> <p>Land off Abbey Lane, Geuffordd, Guilsfield, Powys, SY21 9DR</p> <p>Mr B V Edwards, Broniarth Farm, Ashtree Barn, Guilsfield, Powys, SY21 9DT</p> <p><b>Recommendation:</b> Conditional Consent</p>
<p><b>P/2017/1087</b></p> <p>Llandrinio</p> <p>323476.24 315738.1</p> <p>25.09.2017</p>	<p>Outline - 1 residential dwelling, formation of vehicular access and associated works</p> <p>Land adj Dyfnant, Sarnau, Llanymynech, Powys, SY22 6QL</p> <p>DT Davies, New House Farm, Sarnau, Llanymynech, Powys, SY22 6QL</p> <p><b>Recommendation:</b> Conditional Consent</p>
<p><b>P/2017/1289</b></p> <p>Montgomery</p> <p>321657.35 298063.15</p> <p>03.11.2017</p>	<p>Outline application for erection of 1 no. dwellings with detached garages, alterations to vehicular access, installation of septic tanks and all associated works</p> <p>Land at Pwll Farm, Hendomen, Montgomery, Powys, SY15 6EZ.</p> <p>Mr D M Jones, Wernllwyd, Berriew, Welshpool, Powys.</p> <p><b>Recommendation:</b> Conditional Consent</p>
<p><b>P/2017/1325</b></p> <p>Llandyssil</p> <p>319754.92 295557.2</p> <p>21.11.2017</p>	<p>Outline: Erection of 1 no open market dwelling with garage. Creation of access road and installation of septic tank (all matters reserved)</p> <p>Land adj Plas Robin, Llandyssil, Powys, SY15 6LQ</p> <p>Mr &amp; Mrs D Parry, Plas Robin, Llandyssil, Powys, SY15 6LQ</p> <p><b>Recommendation:</b> Conditional Consent</p>

<p><b>P/2017/1345</b></p> <p>Berriew</p> <p>319495.92 299527.89</p> <p>15.11.2017</p>	<p>Outline: Erection of a dwelling and associated works including improvements to existing access</p> <p>Fox Farm, Garthmyl, Montgomery, Powys, SY15 6RW.</p> <p>Mr &amp; Mrs Gannon, Fox Farm, Garthmyl, Montgomery, Powys, SY15 6RW.</p> <p><b>Recommendation:</b></p> <p>Conditional Consent</p>
<p><b>P/2017/1241</b></p> <p>Carno</p> <p>296088.12 296572.33</p> <p>24.10.2017</p>	<p>Full: Replacement primary school; relocation of existing public playground equipment and biomass boiler and all associated works</p> <p>Ysgol Gynradd, Carno, Llanbrynmair, Powys, SY17 5LH</p> <p>Powys County Council</p> <p><b>Recommendation:</b></p> <p>Conditional Consent</p>
<p><b>P/2017/1266</b></p> <p>Welshpool</p> <p>324018.63 308905.84</p> <p>30.10.2017</p>	<p>Outline: Erection of one detached dwelling and garage, creation of new vehicular access and installation of septic tank (all matters reserved)</p> <p>Land forming part of Rhallt Field, Rhallt Lane, Buttington, Powys, SY21 9JP</p> <p>Mr &amp; Mrs E Turner, Rhallt Lane, The Uplands, Buttington, Welshpool, Powys, SY21 9HS</p> <p><b>Recommendation:</b></p> <p>Conditional Consent</p>
<p><b>P/2017/1249</b></p> <p>Welshpool</p> <p>322545.74 307473.89</p> <p>29.11.2017</p>	<p>Full: Change of use of building and refurbishment of existing roof and proposed extension to rear of property</p> <p>2 Severn Street, Welshpool, Powys, SY21 7AB</p> <p>Powys County Council</p> <p><b>Recommendation:</b></p> <p>Conditional Consent</p>

<p><b>DIS/2017/0222</b></p> <p>Welshpool</p> <p>322507.54 308226.91</p> <p>06.11.2017</p>	<p>Application for approval of details reserved by condition: Discharge of conditions no. 3 &amp; 4 of planning consent P/2017/0845</p> <p>11 Burgess Croft, Welshpool, Powys, SY21 7RJ.</p> <p>Powys County Council</p> <p><b>Recommendation:</b></p> <p>Discharge of condition 4 of planning consent P/2017/0845</p>
<p><b>DIS/2017/0240</b></p> <p>Bronllys</p> <p>312842.33 238465.34</p> <p>28.11.2017</p>	<p>Application for Approval of Details Reserved by Condition: Discharge of conditions no. 3, 18, 21 &amp; 22 of P/2016/0801</p> <p>Archdeacon Griffiths Primary School, Llyswen, Brecon, Powys, LD3 0YB</p> <p>Powys County Council</p> <p><b>Recommendation:</b></p> <p>Discharge of conditions no. 3, 18, 21 &amp; 22 of P/2016/0801</p>
<p><b>TREE/2018/0004</b></p> <p>Rhayader</p> <p>296795.09 267814.2</p> <p>15.01.2018</p>	<p>Application for works to a beech tree in a conservation area</p> <p>Land rear of Mafeking, Triangle Cwmdauddwr, Rhayader, Powys</p> <p>Mr Phil Woosnam, Mafeking, Triangle Cwmdauddwr, Rhayader, Powys</p> <p><b>Recommendation:</b></p> <p>Approval</p>