

**Planning, Taxi Licensing and Rights of Way Committee**  
**2<sup>nd</sup> March 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: |

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| <p><b>P/2017/1348</b></p> <p>Welshpool</p> <p>322403.82 307756.16</p> <p>01.12.17</p>  | <p>Full: Demolition of existing building and erection of 17 no. flats</p> <p>Welshpool Social Club Bronybuckley<br/>Welshpool Powys SY21 7NJ</p> <p>Mr Harry Bowen Mid Wales Property High Street Merchants House Newtown Powys SY16 2NR</p> <p><b>Recommendation:</b></p> <p>Conditional Consent</p>  |
| <p><b>P/2017/0216</b></p> <p>Llandrinio</p> <p>327600.49 317816.18</p> <p>27.02.17</p> | <p>Outline: Erection of 19 dwellings, formation of vehicular access and all associated works</p> <p>Land adjacent to<br/>Sevenside Rhos Common Llandrinio<br/>Powys SY22 6RF</p> <p>Mr John Lloyd, Hendre Lane, Brookfields, Rhos Common, Llandrinio Powys SY22 6RN</p> <p><b>Recommendation:</b></p> <p>Consent subject to a S106 agreement</p> |
| <p><b>P/2017/1311</b></p> <p>Llanfair Caereinion</p> <p>310343.22 306093.67</p>        | <p>Outline: Erection of 3 no.dwellings and associated infrastructure including installation of sewage treatment plant (some matters reserved)</p>  |

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| <p>08.11.17</p>   | <p>Land south of Broncafnt Lane, Llanfair Caereinion, Powys SY21 0BW</p> <p>NL &amp; KM Griffiths Broncafnt Lane Tanyfron Llanfair Caereinion Powys SY21 0BW</p> <p><b>Recommendation:</b></p> <p>Conditional Consent subject to a Section 106</p>   |
| <p><b>P/2017/1259</b></p> <p>Llandysilio</p> <p>326755.31 318118.14</p> <p>3.10.17</p>          | <p>Outline: Proposed residential development of 5 no dwellings, formation of an access road and all associated works</p> <p>Land adj Greenfields Farm, Four Crosses, Llanymynech, Powys, SY22 6RF</p> <p>Mr P M Pryce, Greenfields Farm, Four Crosses, Llanymynech, Powys, SY22 6RF</p> <p><b>Recommendation:</b></p> <p>Refusal</p>                       |
| <p><b>P/2017/0098</b></p> <p>Llangedwyn</p> <p>317094 322248</p> <p>02.02.17</p>                | <p>Full: Erection of a replacement dwelling, creation of new access and installation of package treatment plant</p> <p>Land at Ty Brith Bwlch-Y-Ddar, Llangedwyn, Llanfechain, Oswestry, SY10 9LL</p> <p>Llangedwyn Estate Sansaw Business Park, South Pavilion, Hadnall, Shrewsbury, SY4 4AS</p> <p><b>Recommendation:</b></p> <p>Conditional Consent</p> |
| <p><b>P/2017/1236</b></p> <p>Castle Caereinion</p> <p>316308.38 305645.95</p> <p>31.10.2017</p> | <p>Outline: Residential development of 9 dwellings with garages, new vehicular access, formation of estate road and all associated works/infrastructure (all matters reserved)</p> <p>Tynllan Farm, Castle Caereinion, Welshpool Powys SY21 9AL</p>  |

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|   | <p>A.N &amp; D Davies &amp; Sons Mr Ian Davies &amp; Mr Gareth Davies Tynllan Farm Castle Caereinion Welshpool Powys SY21 9AL</p> <p><b>Recommendation:</b></p> <p>Conditional Consent</p>   |
| <p><b>P/2017/1265</b></p> <p>Dwyriw</p> <p>304821.63 302872.58</p> <p>30.10.17</p>    | <p>Outline: Residential development of one dwelling with associated works</p> <p>Cefn Bryn, Cefn Coch, Welshpool, Powys, SY21 0AE</p> <p>Ms Judith Townsley, Cefn Bryn, Cefn Coch, Welshpool, Powys, SY21 0AE</p> <p><b>Recommendation:</b></p> <p>Conditional Consent</p>   |
| <p><b>P/2017/1253</b></p> <p>Dwyriw</p> <p>305205.91 302978.37</p> <p>30.10.17</p>    | <p>Outline: Erection of 1 no. dwellings, installation of sewerage treatment plant and all associated works (all matters reserved)</p> <p>Plas Coch, Cefn Coch, Welshpool, Powys, SY21 0AE.</p> <p>Mr C Isaac, Plas Coch, Cefn Coch, Welshpool Powys SY21 0AE</p> <p><b>Recommendation:</b></p> <p>Conditional Consent</p>                            |
| <p><b>P/2017/0497</b></p> <p>Penybont</p> <p>311271.68 264076.6</p> <p>16.05.2017</p> | <p>Outline: Residential development (up to 5 no. dwellings) with some matters reserved and associated works</p> <p>Land to south of A44, Penybont, Llandrindod Wells, Powys</p> <p>Mr &amp; Mrs DG, MM, DG, IJ, MJ &amp; N Owen, Cwmrhocas, Penybont, Llandrindod Wells, Powys, LD1 5SY</p> <p><b>Recommendation:</b></p> <p>Conditional Consent</p> |

**P/2017/0789**

Welshpool

325440.59 311109.03

29.08.17

Outline : Erection of up to 3 no. dwellings and garages, formation of vehicular access, access road and all associated works (with some matters reserved)

Land adjoining Swan Bank, Pool Quay, Welshpool Powys SY21 9JS

Mr J.H & E.L. Jones J.H. & E.L. Jones Pool Quay, Dyers Farm, Welshpool Powys

**Recommendation:**

Conditional Consent