

**MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT COUNCIL CHAMBER - COUNTY HALL, LLANDRINDOD WELLS, POWYS ON WEDNESDAY, 21 FEBRUARY 2018**

PRESENT

County Councillor D R Price (Chair)

County Councillors K Lewis, L V Corfield, L George, H Hulme, E M Jones, K Laurie-Parry, H Lewis, I McIntosh, P C Pritchard, G Pugh, P Roberts, D Selby, K S Silk, D A Thomas, E Vaughan, G I S Williams, D H Williams, J Williams and R Williams

<b>1. APOLOGIES</b>
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Apologies for absence were received from County Councillor M.J. Jones.

<b>2. MINUTES OF THE PREVIOUS MEETING</b>
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The Chair was authorised to sign as a correct record the minutes of the meeting held on 1 February, 2018.

<b>Planning</b>
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<b>3. DECLARATIONS OF INTEREST</b>
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(a) County Councillor G Pugh declared a prejudicial interest in application P/2017/1293 because the agent is an employee.

County Councillor L George declared a prejudicial interest in application P/2017/1241 as he is a School Governor at Ysgol Gynradd, Carno.

County Councillor E. Vaughan declared an interest in application P/2017/1241 as he is a Governor of Ysgol Carno, Glantwymyn and Llanbrynmair Federation.

(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 the following Members (who are not members of the Committee) would be speaking as the 'Local Representative':  
County Councillor J. M. Williams – P/2017/1342  
County Councillor M Alexander – P/2017/1293 and P/2017/1402

<b>4. PLANNING APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE</b>
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The Committee considered the report of the Head of Regeneration, Property and Commissioning (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 P/2017/0078 Land at Glascwm, Glascwm, Powys

**Grid Ref:** 315770.54 253230.59

**Valid Date:** 31/01/2017

**Officer:** Tamsin Law

**Community Council:** Glascwm Community Council

**Applicant:** Mrs Sheila Powell, c/o Agent

**Location:** Land at Glascwm, Glascwm, Powys

**Proposal:** Full: Erection of a single dwelling, creation of access, installation of septic tanks and all associated works

**Application Type:** Application for Full Planning Permission

Mr McCleave spoke against the application.  
Mr A Southerby spoke as the Agent.

In response to questions the Built Heritage Officer confirmed that as a result of the revised plans and new design, she had assessed that the dwelling was now absorbed into the landscape and did not object to the proposed development.

The Principal Planning Officer confirmed that the revised plans superseded the previous plans and the planning permission [August 2017] had not been issued. The Professional Lead Development Management advised that if Development Management receives further information prior to issuing the planning permission, which it considers could materially alter the decision it would consider the issues. In this case, the Built Heritage Officer's response had raised key issues and therefore it was considered appropriate to re-advertise and re-publicise and then reconsider the application.

In response to a question regarding affordable housing the Professional Lead Development Management advised that the affordable housing policy was incorrectly referred to when considering the application in August. He clarified that the lack of a five year housing land supply was the reason for recommending approval to the application.

The Highway Authority confirmed that one extra dwelling would not make an unacceptable impact on the road network. In response to a question the Solicitor advised that the Council had sought counsel's advice and the officer's report was based on this.

<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 officers recommendation as set out in the report which is filed with the signed minutes.</b>

County Councillor K Laurie-Parry arrived at the meeting.

4.3 P/2016/1154 Land opposite Wesley Terrace, Ystryd y Ceunant, Llanfechain, Powys, SY22 6UR

**Grid Ref:** 318705.82 320651.4

**Valid Date:** 20/12/2016

**Officer:** Tamsin Law

**Community Council:** Llanfechain Community Council

**Applicant:** Mrs Humphreys, c/o agent

**Location:** Land opposite Wesley Terrace, Ystryd y Ceunant, Llanfechain, Powys, SY22 6UR

**Proposal:** Residential development for up to 6 dwellings including formation of vehicular access and associated works (outline)

**Application Type:** Application for Outline Planning Permission

Councillor S Marshall spoke on behalf of Llanfechain Community Council. Mr G Davies spoke as the Agent.

The Principal Planning Officer advised that an update, in respect of this application, had been provided prior to the meeting.

In response to questions the Highway Authority advised that the original application had not contained adequate details and so the Highways Authority had recommended refusal. However, as a result of negotiations the new outline plans were acceptable.

The Committee raised concerns about the potential impact of the development on the conservation area and was concerned that this was an outline application rather than a full application. The Committee noted that the lack of a five year housing supply should only be given weight when an application complied with all other policies. The Committee considered that, from the officers' photographs, the proximity of the development would clearly have a profound effect on the conservation area and that insufficient information to consider this was available with an outline application.

In response to questions the Highway Authority advised that the applicant had offered improvements to the highway, which were acceptable at outline application and that the Authority had asked for more details at reserved matters.

In response to questions the Principal Planning Officer advised that if the Committee was minded to refuse the application, a future application is likely to be considered under the Local Development Plan [LDP].

It was moved and duly seconded to refuse the application as there was insufficient evidence regarding the impact of the development on the conservation area to determine the application.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<b>that contrary to officers recommendation the application be refused and that it be delegated to the Professional Lead for Development Management to agree the wording of the reason for refusal.</b>	<b>Insufficient information has been submitted to make an informed decision on the developments impact on the conservation area contrary to UDP policy.</b>

County Councillor P Roberts left the meeting to attend other Council business.

The Chair agreed to change the order of the agenda to accommodate speakers and the public.

County Councillor G Pugh having declared a prejudicial interest left the meeting room for the next application.

4.5 P/2017/1293 Land adjacent to Llangadfan Cemetery, Llangadfan, Powys

**Grid Ref:** 300381.26 311445.43

**Valid Date:** 06/11/2017

**Officer:** Eddie Hrustanovic

**Community Council:** Banwy Community Council

**Applicant:** Joy Williams, Cyffiau, Trefeglwys, Caersws, Powys, SY17 5RF

**Location:** Land adjacent to Llangadfan Cemetery, Llangadfan, Powys

**Proposal:** Outline application (with some matters reserved) for erection of 5 dwellings with detached garages, formation of vehicular access and all associated works

**Application Type:** Application for Outline Planning Permission

County Councillor M Alexander spoke as the local representative.  
Mrs M Morris spoke as the applicant.

In response to a question the Planning Officer advised that the site was outside the Unitary Development Plan and not in the LDP.

The Committee noted that the Welsh Government Transport had advised that there was insufficient evidence to determine the application.

The Planning Officer advised, in response to a question, that the area around The Sun and the cemetery did not in his opinion form a fourth cluster. The village of Llangadfan was made up of three clusters of dwellings and the proposed development was approximately 150m away from the cluster around the primary school.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<b>That the application be refused.</b>	<p><b>1. The proposed development is located within an area of open countryside as defined by the Powys Unitary Development Plan (2010). The proposed development is considered to be unjustified development in the open countryside which would be harmful to the character and appearance of the area. The proposed development is therefore contrary to the provisions of Policies HP4, HP6, HP8, HP9, GP1, and ENV2 of Powys Unitary Development Plan (2010), Technical Advice Note 6: Planning for Sustainable Rural Communities (2010), Technical Advice Note 12: Design (2016), and Planning Policy Wales (9th Edition, November 2016).</b></p> <p><b>2. Insufficient information has been submitted to assess that a safe means off access could be achieved at this location. The proposed development is therefore contrary to policies GP4 of the Powys Unitary Development Plan (2010), Technical Advice Note (TAN) 18: Transport (2004) and Planning Policy Wales (9th</b></p>

	<b>edition, 2016).</b>
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County Councillor G Pugh resumed his seat in the meeting.

4.6 P/2017/1402 Derwen, Llanerfyl, Welshpool, Powys, SY21 0EG

**Grid Ref:** 303406.15 309647.54

**Valid Date:** 13/12/2017

**Officer:** Steve Packer

**Community Council:** Llanerfyl Community Council

**Applicant:** Mrs Sioned Roberts, Parc Llangadfan, Welshpool, Powys, SY21 0PJ

**Location:** Derwen, Llanerfyl, Welshpool, Powys, SY21 0EG

**Proposal:** Outline application (with all matters reserved) for erection of up to 4 no detached dwellings with detached garages.

**Application Type:** Application for Outline Planning Permission

County Councillor M Alexander spoke as the local representative.  
Mr G Davies spoke as the agent.

County Councillor P. Pritchard declared an interest in the application as a relative lives across the road from the development site and therefore left the meeting room.

The Committee welcomed the reduction of the development from nine to four dwellings.

<b>RESOLVED:</b> that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes.	<b>Reason for decision:</b> As officers recommendation as set out in the report which is filed with the signed minutes.
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County Councillor P. Pritchard resumed his seat in the meeting.

4.7 P/2017/1342 Land between 14 & 15 Fford Mynydd Griffith, Machynlleth, Powys, SY20 8DD

**Grid Ref:** 274781.66 301216.44

**Valid Date:** 17/11/2017

**Officer:** Luke Jones

**Community Council:** Machynlleth Town Council

**Applicant:** Mrs S Hewitt, Blue Horizon Homes Ltd, 2 St Helens Crescent, Benson, Wellington, OX10 6RX

**Location:** Land between 14 & 15 Fford Mynydd Griffith, Machynlleth, Powys, SY20 8DD

**Proposal:** Full: Erection of 4 no dwellings and garages and all associated works

**Application Type:** Application for Full Planning Permission

County Councillor J. M. Williams spoke as the local representative.  
Councillor A McGarry spoke on behalf of Machynlleth Town Council.  
Mr C. Fuller spoke against the application.  
Mr A George spoke as the agent.

The Planning Officer advised that if the Committee was minded to approve the application the conditions were those detailed in the Update report. In response to a question the Planning Officer advised that the application did not include an affordable dwelling and this was stated in the report in error.

In response to questions the Planning Officer advised that as the area of the site had increased the applicant now considered that two further houses could be accommodated on the site and the houses would be located further away from neighbouring properties. The Professional Lead Development Management advised that the Trunk Road Agency is only consulted when developments are going to materially increase the use of the trunk road and when within a certain distance to a trunk road and this development is outside that distance. The Highways Authority advised it could not comment on a trunk road issues but advised that the junction was a busy one. The Committee noted that a bus depot and employment site was opposite the junction onto the trunk road and raised concerns about the impact of this on the junction.

The Planning Officer advised that the pond would be relocated on the site.

<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 officers recommendation as set out in the update report which is filed with the signed minutes.</b>

The Committee adjourned for lunch at 1240 hrs and reconvened at 1310 hrs.

County Councillors I McIntosh and G Williams left the meeting for other council business.

4.8 P/2017/1421 Land adj Morgannwg, Cilmerly, Builth Wells, Powys, LD2 3NU

**Grid Ref:** 300529.02 251422.84

**Valid Date:** 06/12/2017

**Officer:** Thomas Goodman

**Community Council:** Cilmery Community Council

**Applicant:** Mrs Eileen Cheffers, 9 The Crescent, Llanelwedd, Builth Wells, Powys, LD2 3TR

**Location:** Land adj Morgannwg, Cilmery, Builth Wells, Powys, LD2 3NU

**Proposal:** Outline: Residential use of 4 self build plots (all matters reserved)

**Application Type:** Application for Outline Planning Permission

The Planning Officer advised that a further petition of 50 signatures and photographs had been received.

Mr R Davies spoke on behalf of local residents.  
Mr R Barrett spoke on behalf of the applicant.

The Chair raised a concern that although requesting to speak on behalf of the applicant the latter speaker seemed to have spoken on behalf of the Community Council.

The Chair agreed to adjourn the meeting to allow officers to speak to the public speakers. [During this break the Committee considered a request regarding the next Committee on 2 March – see information after the minutes for this agenda item.]

The Planning Officer advised that the speaker indicated that the applicant was not currently in discussion with the Trunk Road Agency. It was proposed and duly seconded to defer the application to seek clarification on the future of the layby from the applicant.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<b>that the application be deferred.</b>	<b>That in light of the applicant's representative stating that ongoing discussion with the Welsh Government Trunk Road Agency to allow the applicant to report back on potential amendments to the access.</b>

During the adjournment of the Committees discussion regarding application P/2017/1421 the Chair advised that he and the Vice Chair had considered a



request for a site visit to be made in respect of an application to be considered at the meeting on 2 March, 2018. He advised that as they had not received a valid reason for a site visit this had been refused. Councillor P Pritchard gave reasons for a site visit and the Professional Lead Development Management advised that he considered that these were not exceptional and the application could be considered with the usual officer's presentation. The Committee considered the issues raised by Councillor Pritchard and considered that a site visit was required. As a result a site visit would take place prior to the meeting on 2 March and the Committee would meet in Neuadd Maldwyn, Welshpool.

4.9 P/2017/1250 Land adjoining Cranford, Llansantffraid, Powys, SY22 6AX

**Grid Ref:** 323045.79 320594.62

**Valid Date:** 30/10/2017

**Officer:** Eddie Hrustanovic

**Community Council:** Llansantffraid Community Council

**Applicant:** Mrs B A Edwards, Lower Trewylan Farm,  
Llansantffraid, SY22 6<sup>TH</sup>

**Location:** Land adjoining Cranford, Llansantffraid, Powys,  
SY22 6AX

**Proposal:** 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

**Application Type:** Application for Outline Planning Permission

The Planning Officer advised that this was Phase 2 of a development and if the Committee was minded to approve the officers recommended a S106 agreement to secure the provision and implementation of open space. In addition, as the Education Department's response had been received that morning, the Planning Officer asked that it be delegated to the Professional Lead Development Management in consultation with the Chair and Vice Chair for a contribution towards Education services and that if this is not agreed by the applicant that the application be refused.

The Committee raised concerns about the phasing of applications and that applicants were splitting sites. Questions were raised about sustainability of the development as 33 houses had recently been approved, which was 13 more than considered sustainable in the UDP. In response to questions about what level of development would be considered sustainable the Professional Lead Development Management advised that each settlement had to be considered on its own merits and the Committee had to consider whether a development would affect the character of a village. The Professional Lead also advised that if any part of the site was on Grade 2 agricultural land the Committee would need

to give this weight in addition to giving weight to the lack of five year housing land supply.

The Professional Lead Development Management, in response to questions, advised that if the Committee was concerned about Phasing it could condition that Phase 2 did not start until Phase 1 was completed.

It was moved and duly seconded to refuse the application as the development was not sustainable, due to the cumulative impact of developments, that Grade 2 agricultural land should be protected and that the application was contrary to the UDP.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<b>that the application be refused contrary to officers recommendation.</b>	<b>The proposed development was considered contrary to policy as it was not considered to be sustainable development and would impact on grade 2 agricultural land.</b>

4.12 P/2017/1331 24 The Gardens, Kerry, Newtown, Powys SY16 4NX

**Grid Ref:** 314769.06, 289890.49

**Valid Date:** 22/11/2017

**Officer:** Bryn Pryce

**Community Council:** Kerry Community Council

**Applicant:** Powys County Council

**Location:** 24 The Gardens, Kerry, Newtown Powys SY16 4NX

**Proposal:** Full: Formation of vehicular access and hard standing (retrospective)

**Application Type:** Application for Full Planning Permission

<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 officers recommendation as set out in the report which is filed with the signed minutes.</b>

4.4 P/2017/1268 Land adjoining Maes Gwyn, Llanfair Caereinion, Powys, SY21 0BD

**Grid Ref:** 310145.64 306222.25

**Valid Date:** 31/10/2017

**Officer:** Eddie Hrustanovic

**Community Council:** Llanfair Caereinion Community Council

**Applicant:** Mrs M Williams, Tanhouse Farm, Llanfair Caereinion, Powys, SY21 0BD

**Location:** Land adjoining Maes Gwyn, Llanfair Caereinion, Powys, SY21 0BD

**Proposal:** Outline: Residential Development of up to 9 dwellings (Phase 2), formation of vehicular access and all associated works

**Application Type:** Application for Outline Planning Permission

The Planning Officer referred the Committee to the Update report and advised that the development was for 9 dwellings, with three being affordable units.

The Committee raised concerns about the sustainability of the development and that 53 units had been approved in the last few months. It was noted that the proposed site was outside the development boundary.

The Professional Lead Development Management advised that although Llanfair Caereinion is an area centre the issue of sustainability was still valid. He advised that if the Committee was minded to refuse the application he asked that it be delegated to him to agree wording with the Chair and Vice Chair.

It was moved and duly seconded to refuse the application as the development was not sustainable and was a departure from the UDP.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<b>that the application be granted refused contrary to officer's recommendation and that it be delegated to the Professional Lead to agree the wording of the reason for refusal in consultation with the Chair and Vice Chair.</b>	<b>The proposed development is considered to be unsustainable development in the open countryside contrary to Planning Policy.</b>

4.10 P/2017/0974 Land adjoining Cilfach Glyd, Deytheur, Llansantffraid, Powys, SY22 6TF

**Grid Ref:** 323834.99 317097.54

**Valid Date:** 25/08/2017

**Officer:** Holly Hobbs

**Community Council:** Llandrinio Community Council

**Applicant:** Mr G Jones, Haulfryn, Deytheur, Llansantffraid, Powys, SY22 6TF

**Location:** Land adjoining Cilfach Glyd, Deytheur, Llansantffraid, Powys, SY22 6TF

**Proposal:** Outline: Erection of one detached private dwelling with all associated works (some matters reserved)

**Application Type:** Application for Outline Planning Permission

In response to concerns raised that this was a ribbon development the Planning Officer advised that such development was characteristic of the settlement. She advised that the proposed development was well integrated into the area.

<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 officers recommendation as set out in the report which is filed with the signed minutes.</b>

4.11 P/2017/1190 Gate Farm, Criggion Lane, Trewern, Welshpool, Powys SY21 8DU

**Grid Ref:** 327661.13, 311493.26

**Valid Date:** 13/10/2017

**Officer:** Bryn Pryce

**Community Council:** Trewern Community Council

**Applicant:** Mr Chapman Fronhaul, Trewern, Welshpool Powys SY21 8DU

**Location:** Gate Farm, Criggion Lane, Trewern Welshpool Powys SY21 8DU

**Proposal:** Outline: Residential Development of up to 5 dwellings, formation of vehicular access and associated works (Some matters reserved)

**Application Type:** Application for Outline Planning Permission

The Planning Officer referred the Committee to the update report and advised that Environmental Health had no objections to the application.

The Committee raised concerns about sustainability of the development as there were no facilities in the village. It was noted that 36 units had recently been approved in the area and it was considered that this was overdevelopment and inconsistent with the UDP. It was noted that this was not a candidate site in the Local Development Plan.

It was moved and duly seconded to refuse the application as this was not a sustainable development, it was considered to be overdevelopment and was outside the UDP.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<b>that the application be refused, contrary to officers recommendation and that it be delegated to the Professional Lead Development Management, in consultation with the Chair and Vice Chair to agree the wording of the reasons for refusal.</b>	<b>The development was considered to be unsustainable development in the open countryside contrary to planning policy.</b>

County Councillor P Pritchard and R Williams left the meeting.

4.13 P/2017/1403 Land off Abbey Lane, Geuffordd, Guilsfield, Powys, SY21 9DR

**Grid Ref:** 321353.64 314293.9

**Valid Date:** 30/11/2017

**Officer:** Sara Robinson

**Community Council:** Meifod Community Council

**Applicant:** Mr B V Edwards, Broniarth Farm, Ashtree Barn, Guilsfield, Powys SY21 9DT

**Location:** Land off Abbey Lane, Geuffordd, Guilsfield, Powys, SY21 9DR

**Proposal:** Outline application (with some matters reserved), formation of vehicular access, installation of septic tank and all associated works

**Application Type:** Application for Outline Planning Permission

In response to a question the Planning Officer advised that the application site was not under the same ownership as the nursery.

The Committee noted that the land was Grade 3a and it felt that the Planning Authority had a responsibility to protect such quality land.

Concerns were raised about the distance of the proposed development site to other dwellings and the character and appearance of the plot was different to others in the area.

It was moved and duly seconded to refuse the application to protect Grade 3a agricultural land and the character and appearance of the plot was different to the area.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<b>that the application be refused contrary to officers recommendation and that it be delegated to the Professional Lead Development Management to agree the wording of the reasons for refusal.</b>	<b>The development was considered to be unsustainable development in the open countryside which would result in the loss of grade 3a agricultural land, contrary to planning policy.</b>

4.14 P/2017/1087 Lland adj Dyfnant, Sarnau, Llanymynech, Powys, SY22 6QL

**Grid Ref:** 323476.24 315738.1

**Valid Date:** 25/09/2017

**Officer:** Sara Robinson

**Community Council:** Llandrinio Community Council

**Applicant:** DT Davies, New House Farm, Sarnau, Llanymynech, Powys, SY22 6QL

**Location:** Lland adj Dyfnant, Sarnau, Llanymynech, Powys, SY22 6QL

**Proposal:** Outline – 1 residential dwelling, formation of vehicular access and associated works

**Application Type:** Application for Outline Planning Permission

The Planning Officer referred the Committee to the update report and that if the Committee was minded to approve the application that the conditions were those as detailed in the update report.

In response to questions the Professional Lead Development Management advised that rights of way was considered to be outside the application site.

The Planning Officer confirmed that an alternative option for the discharge of foul drainage had been proposed. The applicant would need to seek consent from Natural Resources Wales [NRW] for this under different legislation.

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

4.15 P/2017/1289 Land at Pwll Farm, Hendomen, Montgomery, Powys, SY15 6EZ

**Grid Ref:** 321657.35 298063.15

**Valid Date:** 03/11/2017

**Officer:** Gemma Bufton

**Community Council:** Montgomery Town Council

**Applicant:** Mr D M Jones, Wernllwyd, Berriew, Welshpool, Powys

**Location:** Land at Pwll Farm, Hendomen, Montgomery, Powys, SY15 6EZ

**Proposal:** Outline application for erection of 1 no. dwellings with detached garages, alterations to vehicular access, installation of septic tanks and all associated works

**Application Type:** Application for Outline Planning Permission

The Planning Officer referred the Committee to the update report which contained a letter from the local representative.

<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 officers recommendation as set out in the report which is filed with the signed minutes.

4.16 P/2017/1325 Land adj Plas Robin, Llandyssil, Powys, SY15 6LQ

**Grid Ref:** 319754.92 295557.2

**Valid Date:** 21/11/2017

**Officer:** Gemma Bufton

**Community Council:** Llandyssil Community Council

**Applicant:** Mr & Mrs D Parry, Plas Robin, Llandyssil, Powys, SY15 6LQ

**Location:** Land adj Plas Robin, Llandyssil, Powys, SY15 6LQ

**Proposal:** Outline: Erection of 1 no open market dwelling with garage. Creation of access road and installation of septic tank (all matters reserved)

**Application Type:** Application for Outline Planning Permission

The Committee was advised that a small part of the site was Grade 3a agricultural land with the rest being non-agricultural.

<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 officers recommendation as set out in the report which is filed with the signed minutes.</b>

4.17 P/2017/1345 Fox Farm, Garthmyl, Montgomery, Powys, SY15 6RW

**Grid Ref:** 319495.92 299527.89

**Valid Date:** 15/11/2017

**Officer:** Gemma Bufton

**Community Council:** Berriew Community Council

**Applicant:** Mr & Mrs Gannon, Fox Farm, Garthmyl, Montgomery, Powys, SY15 6RW

**Location:** Fox Farm, Garthmyl, Montgomery, Powys, SY15 6RW

**Proposal:** Outline: Erection of a dwelling and associated works including improvements to existing access

**Application Type:** Application for Outline Planning Permission

<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</b>	<b>As officers recommendation as set out in the report which is filed with the signed minutes.</b>



<b>with the signed minutes.</b>	
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County Councillor E.M. Jones left the meeting.

County Councillors L. George and E Vaughan having declared an interest left the meeting room for the next application.

4.18 P/2017/1241 Ysgol Gynradd, Carno, Llanbrynmair, Powys, SY17 5LH

**Grid Ref:** 296088.12 296572.33

**Valid Date:** 21/10/2017

**Officer:** Dunya Fourie

**Community Council:** Carno Community Council

**Applicant:** Powys County Council

**Location:** Ysgol Gynradd, Carno, Llanbrynmair, Powys, SY17 5LH

**Proposal:** Full: Replacement primary school; relocation of existing public playground equipment and biomass boiler and all associated works

**Application Type:** Application for Full Planning Permission

<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 officers recommendation as set out in the report which is filed with the signed minutes.</b>

County Councillors L. George and E Vaughan returned to the meeting room.

4.19 P/2017/1266 Land forming part of Rhallt Field, Rhallt Lane, Buttington, Powys SY21 9JP

**Grid Ref:** 324018.63 308905.84

**Valid Date:** 30/10/2017

**Officer:** Luke Jones

**Community Council:** Welshpool Town Council

**Applicant:** Mr & Mrs E Turner, Rhallt Lane, The Uplands, Buttington, Welshpool, Powys, SY21 9HS

**Location:** Land forming part of Rhallt Field, Rhallt Lane, Buttington, Powys, SY21 9JP

**Proposal:** Outline: Erection of one detached dwelling and garage, creation of new vehicular access and installation of septic tank (all matters reserved)

**Application Type:** Application for Outline Planning Permission

The Professional Lead Development Management advised that sustainability was a key consideration and on balance the Officers recommended approval.

The Committee raised concerns regarding the visual impact on other houses and that the application was for a dwelling in open countryside.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<b>that the application be refused contrary to officers recommendation and that it be delegated to the Professional Lead Development Management to agree the wording of the reason for refusal.</b>	<b>The proposed development was contrary to planning policy as it was considered to be unjustified development in the open countryside and to also have an unacceptable visual impact on the area.</b>

County Councillor K Silk left the meeting.

4.20 P/2017/1249 2 Severn Street, Welshpool, Powys SY21 7AB

**Grid Ref:** 322545.74 307473.89

**Valid Date:** 29/11/2017

**Officer:** Luke Jones

**Community Council:** Welshpool Town Council

**Applicant:** Powys County Council

**Location:** 2 Severn Street, Welshpool, Powys, SY21 7AB

**Proposal:** Full: Change of use of building and refurbishment of existing roof and proposed extension to rear of property

**Application Type:** Application for Full Planning Permission

<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 officers recommendation as set out in the report which is filed with the signed minutes.

4.21 DIS/2017/0222 11 Burgess Croft, Welshpool, Powys SY21 7RJ

**Grid Ref:** 322507.54 308226.91

**Valid Date:** 06/11/2017

**Officer:** Luke Jones

**Community Council:** Welshpool Town Council

**Applicant:** Powys County Council

**Location:** 11 Burgess Croft, Welshpool, Powys, SY21 7RJ

**Proposal:** Discharge of conditions no. 3 & 4 of planning consent P/2017/0845

**Application Type:** Application for Approval of Details Reserved by Condition

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

4.22 DIS/2017/0240 Archdeacon Griffiths Primary School, Llyswen, Brecon, Powys LD3 0YB

**Grid Ref:** 312842.33 238465.34

**Valid Date:** 28/11/2017

**Officer:** Thomas Goodman

**Community Council:** Bronllys Community Council

**Applicant:** Powys County Council

**Location:** Archdeacon Griffiths Primary School, Llyswen, Brecon, Powys, LD3 0YB

**Proposal:** Discharge of conditions no. 3, 18, 21 & 22 of P/2016/0801

**Application Type:** Application for Approval of Details Reserved by Condition

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

4.23 TREE/2018/0004 Land rear of Mafeking, Triangle Cwmdauddwr, Rhayader, Powys

**Grid Ref:** 296795.09 267814.2

**Valid Date:** 15/01/2017

**Officer:** Karen Probert

**Community Council:** Rhayader Town Council

**Applicant:** Mr Phil Woosnam, Mafeking, Triangle Cwmdauddwr, Rhayader, Powys

**Location:** Land rear of Mafeking, Triangle Cwmdauddwr, Rhayader, Powys

**Proposal:** Application for works to a beech tree in a conservation area

**Application Type:** Works to trees subject to a TPO and/or Notification of proposed works to trees in conservation areas

The Planning Officer advised that Rhayader Town Council had no objections to the application.

<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 officers recommendation as set out in the report which is filed with the signed minutes.

<b>5.</b>	<b>DECISIONS OF THE HEAD OF REGENERATION AND REGULATORY SERVICES ON DELEGATED APPLICATIONS</b>
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The Committee received for information a list of decisions made by the Head of Regeneration and Regulatory Services during the period between 24 January, 2018 and 13 February, 2018.

As previously discussed the next meeting on 2 March, 2018 would be held in Neuadd Maldwyn, Welshpool. A site visit would take place at 10.00 a.m. and the meeting would commence at 11.00 a.m. or on the later arrival of the Committee.

**County Councillor D R Price  
(Chair)**