

MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT COUNCIL CHAMBER - COUNTY HALL, LLANDRINDOD WELLS, POWYS ON THURSDAY, 15 MARCH 2018

PRESENT

County Councillor D R Price (Chair)

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

1. APOLOGIES

Apologies for absence were received from County Councillors P Roberts and G I S Williams. County Councillor K Laurie-Parry would be arriving late.

2. MINUTES OF THE PREVIOUS MEETING

There were no minutes for approval.

Rights of Way

3. DECLARATIONS OF INTEREST

There were no declarations of interest relating to the next agenda item.

County Councillors K. Lewis, P. Pritchard, E Vaughan and J. Williams were not present for the next item.

4. HIGHWAYS ACT 1980, SECTION 119 - PUBLIC PATH ORDER PROPOSAL

The Committee considered the report on the proposal to divert part of restricted byway 145, Melindwr (Community of Llanfihangel). In response to a question the Glyndwr's Way National Trail Officer advised that the restricted byway was not open to all vehicles, which meant it could not be used by 4X4s, motorcycles etc. She also advised that the Highway Authority had been consulted about the new gate onto the highway and planning permission was not required for this.

RESOLVED	Reason for decision
That an Order be made to divert restricted byway no 145, Melindwr as shown on the plan at appendix A attached to the report which is filed with the signed minutes.	As officer's recommendation. To enable a public path diversion Order to be made.

County Councillors K. Lewis, P. Pritchard, E Vaughan and J. Williams resumed their seats in the Committee.

County Councillor R Williams left the meeting for other Council business.

5. DECLARATIONS OF INTEREST

(a) County Councillor E.M. Jones declared a prejudicial interest in application P/2016/0455 because a member of his family was employed by the applicant and he rented land from and did business with the applicant.

County Councillor D. Selby declared a prejudicial interest in application P/2017/1236 as he knew the applicant well.

(b) The following County Councillors requested that a record be made of their membership of a Town and Community Council where discussion had taken place of matters for the consideration of this Committee and advised that they had not taken part in these meetings:

County Councillor D.R. Price – Cilmerly Community Council

County Councillor E.M. Jones – Old Radnor Community Council

County Councillor M.J. Jones – Churchstoke Community Council

County Councillor J. Williams – Llandrindod Wells Town Council

(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 Councillors J. Evans, G. Jones, D.R. Jones, A. Jones K. Roberts-Jones and F. Jump (who are not members of the Committee) would be speaking as the 'local representative' in respect of applications on the agenda.

6. PLANNING APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE

The Committee considered the report of the Head of Regeneration, Property and Commissioning (copies filed with the signed minutes).

6.1 Updates

The Members confirmed that they had received the updates circulated the previous day and prior to the meeting. As one Member indicated that they had not had time to read the updates, the Chair advised that for each application, where an update had been circulated, he would check prior to considering the application and allow the Committee time to consider the update as required.

As the following item had been considered at a previous meeting the following moved to the public area – County Councillors M.J. Jones, D. Selby and P. Pritchard.

County Councillor E.M. Jones having declared a prejudicial interest left the meeting room for the next item.

6.2 P/2015/0455 Dolyhir and Strinds Quarry, Dolyhir, Old Radnor, Presteigne, LD82RW

Grid Ref: 324385 258094

Valid Date: 25/4/2016

Officer: Thomas Boothroyd

Community Council: Old Radnor Community Council

Applicant: Tarmac Trading LTD

Location: Dolyhir and Strinds Quarry, Dolyhir, Old Radnor, Presteigne, LD82RW

Proposal: Proposed northern extension to Dolyhir Quarry: construction of screening landform to the north and west of Dolyhir Quarry; related surface water management ponds and drainage infrastructure; construction of new agricultural access to the public highway and new perimeter agricultural access track; continued use of existing processing and secondary treatment plant at Dolyhir/Strinds Quarry; relocation of washing plant from Dolyhir Quarry to Strinds Quarry during phase 5 of development scheme; diversion of services; continued development of Strinds Quarry in accordance with the current working scheme; implementation of comprehensive restoration strategy; and consolidating of the overall Dolyhir and Strinds Quarry extension area and screening landform into one overall planning unit.

Application Type: Full Planning Permission

The Committee on 18th January 2018 resolved that this application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes and subject to the addition of a condition in respect of dust monitoring. It was also agreed to delegate to the Professional Lead Development Management in consultation with the Chair and Vice Chair to agree a suitable Bond, which would be secured by a S106 agreement in respect of the restoration and aftercare of the site.

The Committee noted the report in which officers advised that a Bond via a Section 106 agreement should not be used to secure the restoration and aftercare of the site. Officers advised that this can be achieved by planning conditions already agreed to by the Committee.

In response to questions the Planning Officer advised that quarry legislation required that quarry faces should be limited to between 12 and 15 metres with step down intervening edges. In addition planting would be used to limit the access to quarry faces.

RESOLVED:	Reason for decision:
that the previous resolution made by the Committee on 18 January,	As officers recommendation as set out in the report which is filed

<p>2018 application to grant consent, subject to the conditions set out in the report which is filed with the signed minutes and subject to the addition of a condition in respect of dust monitoring be confirmed.</p>	<p>with the signed minutes.</p>
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County Councillors M.J. Jones, D. Selby, P. Pritchard and E.M. Jones resumed their places in the Committee.

6.3 P/2017/0236 Land at Former Glasbury School & Tramroad Cottages, Glasbury, Powys, HR3 5NU

Grid Ref: 317849.46 238561.78

Valid Date: 06/03/2017

Officer: Gemma Bufton

Community Council: Gwernyfed Community Council

Applicant: Mr. & Mrs Geoff Hayward & Valerie Johnson

Location: Land at Former Glasbury School & Tramroad Cottages, Glasbury, Powys, HR3 5NU

Proposal: Outline: Erection of 12 dwellings and associated works (with some matters reserved) and demolition of former Glasbury School

Application Type: Application for Outline Planning Permission

The Principal Planning Officer advised the Committee that the application had been reduced to five dwellings and a Habitat Regulations Assessment [HRA] was required but this had not been completed. The Principal Planning Officer therefore recommended deferral for this to be completed.

<p>RESOLVED: that the application be deferred.</p>	<p>Reason for decision: To enable a HRA to be completed.</p>
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6.4 P/2017/0216 Land adjacent to Severnside Rhos Common Llandrinio Powys SY22 6RF

Grid Ref: 327600.49 317816.18

Valid Date: 27/02/2017

Officer: Tamsin Law

Community Council: Llandrinio Community Council

Applicant: Mr John Lloyd, Hendre Lane, Brookfields, Rhos Common, Llandrinio, Powys SY22 6RN

Location: Land adjacent to Severnside, Rhos Common, Llandrinio, Powys SY22 6RF

Proposal: Outline: Erection of 19 dwellings, formation of vehicular access and all associated works

Application Type: Application for Full Planning Permission

The Committee noted that this was an outline application.

Mr Foulkes spoke on behalf of Llandrinio Community Council.
Mr M. Flanagan spoke against the application.

The Committee noted the number of dwellings previously approved in Llandrinio and the surrounding area. It was noted that 73 dwellings had been approved in the area. In response to questions and comments the Professional Lead Development Management advised that the sustainability of and the cumulative effect on the area had to be considered by the Committee.

The Principal Planning Officer advised that the affordable housing would be secured via condition if the Committee were minded to approve the application. Under the Local Development Plan [LDP] 20% affordable housing would be required for such a development but the developer had offered 30% which would be conditioned.

In response to questions the Principal Planning Officer advised that the open space would be secured via a Section 106 agreement.

Concerns were raised that the access to the current houses would be diverted and be through the proposed development.

It was moved and duly seconded to refuse the application as it was considered to be an unjustifiable development in the open countryside and that it be delegated to Professional Lead Development Management to agree the wording of the reason for refusal.

RESOLVED:	Reason for decision:
that contrary to officers recommendation the application be refused and that it be delegated to Professional Lead Development Management to agree the wording of the reason for refusal.	The proposed development was considered to be unjustified development in the open countryside contrary to planning policy.

County Councillors M.J. Jones and I McIntosh moved to the public seating area for the next item.

6.5 P/2017/1421 Land adj Morgannwg, Cilmery, 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 Committee confirmed that they had time to read the Update.

The Highway Authority advised that it could not comment on why the Trunk Road Agency [TRA] had stated that the layby was a non-compliant asset.

In response to comments the Professional Lead Development Management advised that if the Committee was minded to refuse the application on highways safety grounds Development Management would struggle to support this at appeal and this could result in costs to the Authority. The Committee commented that the application had been deferred to get clarity regarding the layby but felt this had not been forthcoming. The Professional Lead Development Management advised that if the Committee was considering deferral again the applicant could appeal on the grounds of non-determination by the Authority.

The Committee noted that the layby was well used by the community and road users, it had the post box, phonebox with the defribaltor and was also used as a bus stop and also a bus stop for the people with disabilities. In response to questions the Professional Lead Development Management advised that the layby could be argued as a community facility.

It was moved and duly seconded to refuse the application due to the loss of the layby which was considered to be a community facility and that it be delegated to Professional Lead Development Management to agree the wording of the reason for refusal.

RESOLVED:	Reason for decision:
that contrary to officers recommendation the application	The proposed development would result in the loss of a

be refused and that it be delegated to Professional Lead Development Management to agree the wording of the reason for refusal.	community facility/service and is therefore contrary to policy CS2 of the Powys Unitary Development Plan (2010) and Planning Policy Wales (Edition 9, November 2016).
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County Councillors M.J. Jones and I McIntosh resumed their places in the Committee.

6.6 P/2017/1311 Land South of Broncafnt Lane, Llanfair Caereinion, Powys SY21 0RF

Grid Ref: 310343.22 306093.67

Valid Date: 08/11/2017

Officer: Eddie Hrustanovic

Community Council: Llanfair Caereinion Community Council

Applicant: NL & KM Griffiths, Broncafnt Lane, Tanyfron, Llanfair Caereinion, Powys SY21 0BW

Location: Land South of Broncafnt Lane, Llanfair Caereinion, Powys SY21 0RF

Proposal: Outline: Erection of 3 no. dwellings and associated infrastructure including installation of sewage treatment plant (some matters reserved)

Application Type: Application for Outline Planning Permission

The Committee confirmed that it had time to read the update.

Councillor G. Jones spoke as the local representative.
Miss M. Evans spoke against the application.
Mr M. Lloyd spoke as the Agent.

In response to a comments the Planning Officer advised that the topography of the site was similar to a development refused at a previous meeting. However, the Committee had to consider each application on its merits and the officers considered that on balance to recommend approval.

The Committee raised concerns about establishing a principle if it approved the application and that a development in this position would be in a prominent position outside the development boundary. Concerns were also raised about the impact on existing dwellings. In response to a question regarding the betterment to the highway, the Highway Authority advised that the proposed development would result in a decrease in traffic flow and so this would result in the betterment of a sub-standard junction.

It was moved and duly seconded that the application be refused on the basis of the landscape impact and that the development was outside the development boundary and that it be delegated to the Professional Lead Development Management to agree the wording of the reason for refusal.

RESOLVED:	Reason for decision:
<p>that contrary to officers recommendation the application be refused and that it be delegated to the Professional Lead Development Management to agree the wording of the reason for refusal.</p>	<p>The proposed development would result in unjustified development in the open countryside contrary to planning policy.</p> <p>The proposed development would have an unacceptable landscape impact, contrary to planning policy.</p>

The Committee adjourned for lunch at 12.50 p.m. and reconvened at 1.30 p.m.

County Councillor R Williams returned to the meeting. County Councillor K. Laurie-Parry joined the meeting. County Councillor E Vaughan was not in the room for the next application.

The Chair changed the order in which the applications were considered to accommodate the public.

6.7 P/2017/1259 Land adj Greenfields Farm, Four Crosses, Llanymynech, Powys, SY22 6RF

Grid Ref: 326755.31 318118.14

Valid Date: 30/10/2017

Officer: Eddie Hrustanovic

Community Council: Llandysilio Community Council

Applicant: Mr P M Pryce, Greenfields Farm, Four Crosses, Llanymynech, Powys SY22 6RF

Location: Land adj Greenfields Farm, Four Crosses, Llanymynech, Powys, SY22 6RF

Proposal: Outline: Proposed residential development of 5 no dwellings, formation of an access road and all associated works

Application Type: Application for Outline Planning Permission

County Councillor A. Jones spoke as the local representative.
Mr R. Corbett spoke as the Agent.

The Principal Planning Officer advised the Committee of a recent appeal decision regarding which was dismissed as the development site was detached from the settlement of Guilsfield. Comment was made that the proposed site was 180 metres from the settlement boundary.

In response to questions regarding educational needs the Professional Lead Development Management advised that he understood that there was capacity in the local schools as larger developments had not required a contribution to Education Services.

RESOLVED:	Reason for decision:
that the application be refused.	1. The proposed development will have an unacceptable adverse impact on the character and appearance of the area contrary to policies GP1, ENV2 and HP5 of the Powys Unitary Development Plan (2010).

Councillor E Vaughan returned to the meeting.

6.8 P/2017/1062 Land Adjoining Oldfield Farm, Four Crosses, Llanymynech, Powys, SY22 6RB

Grid Ref: 327029.73 318948.77

Valid Date: 27/09/2017

Officer: Gemma Bufton

Community Council: Llandysilio Community Council

Applicant: Mr D.C. Roberts, Oldfield Farm, Four Crosses, Llanymynech, Powys, SY22 6RB

Location: Land Adjoining Oldfield Farm, Four Crosses, Llanymynech, Powys, SY22 6RB

Proposal: Outline: Residential development, formation of vehicular access and access road, and all associated works

Application Type: Application for Outline Planning Permission

The Committee confirmed it had read the update report.

The Principal Planning Officer advised that the agent had advised that 25% affordable housing would be provided. In addition a response had not been received from the Education Department regarding the impact on services. It was therefore recommended that if the Committee was minded to approve the application the level of affordable housing could be secured by condition and that

it be delegated to the Professional Lead Development Management to discuss any contribution to education services with the Education Department.

The Committee raised concerns about the loss of Grade 2 agricultural land, which would be used for part of the development. Concerns were raised about sustainability and overdevelopment.

It was moved and duly seconded that the application be refused because the development was not seen to be sustainable and due to the loss of grade 2 agricultural land and that it be delegated to the Professional Lead Development Management to agree the wording of the reason for refusal.

RESOLVED	Reason for decision
That contrary to officers recommend the application be refused and that it be delegated to the Professional Lead Development Management to agree the wording of the reason for refusal.	<p>The proposed development would result in unsustainable development, contrary to planning policy.</p> <p>The proposed development would result in the loss of grade 2 agricultural land, contrary to planning policy.</p>

County Councillor D. Selby having declared an interest left the meeting room for the next item.

6.9 P/2017/1236 Tynllan Farm, Castle Caereinion, Welshpool, Powys SY21 9AL

Grid Ref: 316308.38 305645.95

Valid Date: 31/10/2017

Officer: Eddie Hrustanovic

Community Council: Castle Caereinion Community Council

Applicant: A.N & D Davies & Sons, Mr Ian Davies & Mr Gareth Davies, Tynllan Farm, Castle Caereinion, Welshpool, Powys SY21 9AL

Location: Tynllan Farm, Castle Caereinion, Welshpool, Powys SY21 9AL

Proposal: Outline: Residential development of 9 dwellings with garages, new vehicular access, formation of estate road and all associated works/infrastructure (all matters reserved)

Application Type: Application for Outline Planning Permission

Country Councillor D.R. Jones spoke as the local representative.

The Committee noted that the application was for five open market and four affordable dwellings.

In response to questions the Professional Lead Development Management advised that of the 27 dwellings approved, 17 were on allocated sites and 10 were on sites outside the development boundary. The Committee was advised that the settlement was defined as a small village in the Unitary Development Plan [UDP] and would be a large village in the LDP.

The Committee noted that further development on the site was not feasible due to the topography.

RESOLVED:	Reason for decision:
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.

County Councillor D. Selby resumed his seat in the Committee.

6.10 P/2017/0497 Land to South of A44, Penybont, Llandrindod Wells, Powys

Grid Ref: 311271.68 264076.6

Valid Date: 16/05/2017

Officer: Tamsin Law

Community Council: Penybont Community Council

Applicant: Mr & Mrs DG, MM, DG, IJ, MJ & N Owen,
Cwmrhocas, Penybont, Llandrindod Wells, Powys,
LD1 5SY

Location: Land to South of A44, Penybont, Llandrindod
Wells, Powys

Proposal: Outline: Residential development (up to 5 no.
dwellings) with some matters reserved and
associated works

Application Type: Application for Outline Planning Permission

The Principal Planning Officer advised that the application included two affordable dwellings which was reflected in the recommended conditions.

In respect of the footpath the Professional Lead Development Management advised that the applicant would have to discuss the potential impact of any development with the Rights of Way Service. The Highways Authority advised

that as a result of discussions with the applicant their initial concerns had been addressed.

RESOLVED:	Reason for decision:
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.

6.11 P/2017/1489 Land adj to Sarn Village Hall, Sarn, Newtown, Powys, SY16 4EJ

Grid Ref: 320433.6, 290788.45

Valid Date: 21/12/2017

Officer: Bryn Pryce

Community Council: Kerry Community Council

Applicant: Powys County Council

Location: Land adj to Sarn Village Hall, Sarn, Newtown, Powys, SY16 4EJ

Proposal: Outline: Erection of 7 affordable dwellings, alterations to road, provision of footpath, formation of access to agricultural land and associated works (all matters reserved)

Application Type: Application for Outline Planning Permission

The Committee confirmed that it had time to read the update.

County Councillor K. Roberts-Jones spoke as the local representative.

The Planning Officer advised that if the Committee was minded to approve the application the conditions were those contained in the update report. In response to a question he advised that the tenure of the affordable houses would be addressed in the scheme for the provision of affordable housing required under the proposed conditions.

RESOLVED	Reason for decision
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.

6.12 P/2017/0789 Land adjoining Swan Bank, Pool Quay, Welshpool
Powys SY21 9JS

Grid Ref: 325440.59, 311109.3

Valid Date: 29/08/2017

Officer: Bryn Pryce

Community Council: Welshpool Town Council

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

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

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

Application Type: Application for Outline Planning Permission

County Councillor F. Jump spoke as the local representative.
Mr R. Corbett agent and Mr H. Jones applicant spoke.

The Planning Officer advised that the 10 metre buffer strip between the proposed development and the canal would be secured by Grampian conditions. The Committee noted that the affordable dwelling would be secured by conditions.

RESOLVED:	Reason for decision:
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.

County Councillors L. George and P. Pritchard left the meeting.

6.13 P/2018/0106 Land adj Rogerstone, Cwmbach, Glasbury, Powys,
HR3 5NZ

Grid Ref: 316621.05 239684.04

Valid Date: 30/01/2018

Officer: Holly-ann Hobbs

Community Council: Glasbury Community Council

Applicant: Powys County Council

- Location:** Land adj Rogerstone, Cwmbach, Glasbury, Powys, HR3 5NZ
- Proposal:** Outline: Application for the construction of 8 no. residential dwellings, installation of a sewerage treatment plant and all associated works (some matters reserved)
- Application Type:** Application for Outline Planning Permission

In response to comments regarding the proposed junction improvements the Highway Authority confirmed that it was satisfied with the proposed changes.

The Professional Lead Development Management advised that if the Committee was minded to approve the application it was recommended that the level of affordable housing be increased to 30%.

RESOLVED	Reason for decision
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 condition regarding affordable housing being set at 30%.	As officers recommendation as set out in the report which is filed with the signed minutes. In order to secure an appropriate level of affordable housing in accordance with planning policy requirements.

6.14 P/2017/1265 Cefn Bryn, Cefn Coch, Welshpool, Powys, SY21 0AE

- Grid Ref:** 304821.63 302872.58
- Valid Date:** 30/10/2017
- Officer:** Sara Robinson
- Community Council:** Dwyriw Community Council
- Applicant:** Ms Judith Townsley, Cefn Bryn, Cefn Coch, Welshpool, Powys SY21 0AE
- Location:** Cefn Bryn, Cefn Coch, Welshpool, Powys, SY21 0AE
- Proposal:** Outline: Residential development of one dwelling with associated works
- Application Type:** Application for Outline Planning Permission

The Planning Officer advised that if the Committee is minded to approve the application the conditions were those in the update report. In response to a

question the Planning Officer advised that as this was a small village one dwelling was considered as being more sustainable.

RESOLVED:	Reason for decision:
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.

6.15 P/2017/1389 Land adjoining The Manse, Tanhouse, Dolau, Llandrindod Wells, Powys, LD1 5TW

Grid Ref: 315794.7 267391.68

Valid Date: 24/11/2017

Officer: Holly-ann Hobbs

Community Council: Llanfihangel Community Council

Applicant: Ms P Evans, Bluebell House, Tanhouse, Dolau, Llandrindod Wells, Powys

Location: Land adjoining The Manse, Tanhouse, Dolau, Llandrindod Wells, Powys, LD1 5TW

Proposal: Outline application (with all matters reserved) for erection of 3 detached dwellings, formation of vehicular access and installation of septic tank and all associated works

Application Type: Application for Outline Planning Permission

The Lead Professional Development Management advised that dwellings have recently been completed in the village in the last few years.

RESOLVED	Reason for decision
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.

6.16 P/2017/0098 Land at Ty Brith Bwlch-Y-Ddar, Llangedwyn, Llanfechain, Oswestry, SY10 9LL

Grid Ref: 317094 322248

Valid Date: 02/02/2017

Officer: Tamsin Law

Community Council: Llangedwyn Community Council

Applicant: Llangedwyn Estate, Sansaw Business Park, South Pavilion, Hadnall, Shrewsbury SY4 4AS

Location: Land at Ty Brith Bwlch-Y-Ddar, Llangedwyn, Llanfechain, Oswestry, SY10 9LL

Proposal: Erection of a replacement dwelling, creation of new access and installation of package treatment plant

Application Type: Application for Full Planning Permission

The Committee questioned whether this was an application for a replacement dwelling. It noted that the proposed dwelling was not on the footprint of the original building, being over a 1 km away and that the Built Heritage Officer advised that the existing building should be retained, as an example of local vernacular. The Professional Lead Development Management advised that due to the poor highway to the existing property, officers considered that the replacement dwelling could not be considered at this site. The applicant was therefore proposing the replacement dwelling at Ty Brith.

Concerns were raised about the location of the proposed replacement dwelling and its impact on existing dwellings. The Professional Lead Development Management advised that the Committee had to consider the impact of the development on the character and appearance on the area.

It was moved and duly seconded to refuse the application due to the impact of the development on the character and appearance on the area.

RESOLVED:	Reason for decision:
that contrary to officers recommendation, the application be refused.	The proposed development would have an unacceptable landscape and visual impact, contrary to planning policy.

The Committee asked that it's concerns be recorded that applications should accurately record for what is being applied and that if this is not done applications should not be considered.

County Councillor K. Lewis left the meeting.

6.17 P/2017/1253 Plas Coch, Cefn Coch, Welshpool, Powys, SY21 0AE

Grid Ref: 305205.91 302978.37

Valid Date: 30/10/2017

Officer: Holly-ann Hobbs

Community Council: Dwyriw Community Council

Applicant: Mr C P Isaac, Plas Coch, Cefn Coch, Welshpool, Powys, SY21 0AE

Location: Plas Coch, Cefn Coch, Welshpool, Powys, SY21 0AE

Proposal: Outline: Erection of 1 no. dwellings, installation of sewerage treatment plant and all associated works (all matters reserved)

Application Type: Application for Outline Planning Permission

RESOLVED:	Reason for decision:
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.

County Councillor L. Corfield left the meeting for other Council business.

6.18 P/2016/0891 Land adjacent to Ael Y Bryn, Hyssington, Montgomery, Powys, SY15 6AT

Grid Ref: 331182.14, 294149.56

Valid Date: 26/08/2016

Officer: Bryn Pryce

Community Council: Churchstoke Community Council

Applicant: N C Wilkins & P E Dix, Land adjacent to Ael Y Bryn, Hyssington, Montgomery, Powys SY15 6AT

Location: Land adjacent to Ael Y Bryn, Hyssington, Montgomery, Powys, SY15 6AT

Proposal: Outline application for the erection of a dwelling, construction of vehicular access and installation of sewage treatment plan with some matters reserved

Application Type: Application for Outline Planning Permission

In response to comments the Planning Officer advised that the application site was in between two dwellings and would have a limited impact on the landscape and that CADW had no objections. The Committee noted that the foul drainage

issue and highway safety concerns which had resulted in a previous refusal had now been overcome.

RESOLVED	Reason for decision
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.

6.19 P/2018/0137 Clyro Church in Wales Primary School, Clyro, Hereford, Powys, HR3 5LE.

Grid Ref: 321162.96 243371.94

Valid Date: 02/02/2018

Officer: Holly-ann Hobbs

Community Council: Clyro Community Council

Applicant: Powys County Council

Location: Clyro Church in Wales Primary School, Clyro, Hereford, Powys, HR3 5LE

Proposal: Display of 4 no. non-illuminated signs

Application Type: Application for Consent to Display an Advertisement(s)

RESOLVED	Reason for decision
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.

6.20 P/2018/0060 Plot 4 Coed Yr Onnen, Glantwymyn, Machynlleth, Powys, SY20 8LF

Grid Ref: 282199.19 304345.29

Valid Date: 28/01/2018

Officer: Luke Jones

Community Council: Glantwymyn Community Council

Applicant: Mrs Mary Evans, Brithdir, Tan Y Foel, Dolgellau, Gwynydd LL40 2RG

Location: Plot 4 Coed Yr Onnen, Glantwymyn, Machynlleth, Powys, SY20 8LF

Proposal: Full: Erection of a dwelling and detached garage and all associated work

Application Type: Application for Full Planning Permission

RESOLVED	Reason for decision
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.

6.21 P/2018/0087 Ysgol Dafydd Llywd, Park Street, Newtown, Powys, SY16 1EG

Grid Ref: 310684.52 291361.35

Valid Date: 16/01/2018

Officer: Luke Jones

Community Council: Newtown and Llallwchaiarn Town Council

Applicant: Powys County Council

Location: Ysgol Dafydd Llywd, Park Street, Newtown, Powys, SY16 1EG

Proposal: Change of Use of recreation space of former primary school use (class D use) into extension of existing car parking area for new creative family centre (class use D)

Application Type: Application for Full Planning Permission

RESOLVED	Reason for decision
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.

6.22 DIS/2017/0014 Archdeacon Griffiths Primary School, Llyswen, Brecon, Powys, LD3 0YB

Grid Ref: 312839.86 238465.66

Valid Date: 27/01/2017

Officer: Gemma Bufton

Community Council: Bronllys Community Council

Applicant: Powys County Council

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

Proposal: Discharge of condition 4,5,6,14,15 & 20 of planning approval P/2016/0801

Application Type: Application for Approval of Details Reserved by Condition

RESOLVED	Reason for decision
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.

County Councillor K Laurie-Parry having declared an interest left the meeting room for the next application.

6.23 P/2018/0138 Archdeacon Griffiths Primary School, Llyswen, Brecon, Powys, LD3 0YB

Grid Ref: 312839.69 238465

Valid Date: 02/02/2018

Officer: Thomas Goodman

Community Council: Bronllys Community Council

Applicant: Powys County Council

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

Proposal: ADV: Application for consent to display advertisements consisting of wall mounted lettering, 1 no. post mounted modular sign and 1 no. aluminium flagpole with flag (all non-illuminated)

Application Type: Application for Consent to Display an Advertisement(s)

RESOLVED	Reason for decision
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.

County Councillor K Laurie-Parry resumed her seat in the meeting.

7.	P/2018/0154 STATION YARD, STATION CRESCENT, LLANDRINDOD WELLS, POWYS, LD1 5BE
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Grid Ref: 305987.53 261445.46

Valid Date: 30/01/2018

Officer: Tamsin Law

Community Council: Llandrindod Wells Town Council

Applicant: Mr Jones, Powys Teaching Health Board, The Courtyard, Bronllys, Brecon, LD3 0LU

Location: Station Yard, Station Crescent, Llandrindod Wells, Powys, LD1 5BE

Proposal: Full: Construction of new car park access to include installation of automated barrier system

Application Type: Application for Full Planning Permission

The Principal Planning Officer advised that if the Committee was minded to approve the application it was recommended that a condition be added regarding the full details of the barrier and that it be delegated to Professional Lead Development Management to agree the wording of the condition.

RESOLVED	Reason for decision
<p>that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes and that and that it be delegated to Professional Lead Development Management to agree the wording of a condition regarding the full details of the barrier.</p>	<p>As officers recommendation as set out in the report which is filed with the signed minutes.</p> <p>In the interests of highway safety.</p>

8.	DECISIONS OF THE HEAD OF REGENERATION AND REGULATORY SERVICES ON DELEGATED APPLICATIONS
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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 21 February, 2018 and 8 March, 2018.

The Committee noted the dates of future meetings.

County Councillor D R Price (Chair)