

**MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT BY TEAMS ON THURSDAY, 1 OCTOBER 2020**

PRESENT

County Councillor K Lewis (Chair)

County Councillors L V Corfield, L George, D R Jones, G Jones, M J Jones, F H Jump, H Lewis, I McIntosh, D R Price, G Pugh, D Selby, K S Silk, G I S Williams and J Williams

**1. APOLOGIES**

Apologies for absence were received from County Councillors E M Jones, E Vaughan and D H Williams who was on other Council business.

**2. MINUTES OF THE PREVIOUS MEETING**

The Chair was authorised to sign as a correct record the minutes of the meeting held on 20 August, 2020.

**Planning**

**3. DECLARATIONS OF INTEREST**

(a) County Councillor L Corfield declared an interest in application 20/1385/AGR because the application was by a family member. She advised that she was no longer associated with the business.

(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) County Councillor D Jones (who is a member of the Committee) declared that he would be acting as 'local representative' in respect of application 20/0387/OUT.

(d) The Committee noted that no Member (who is not a member of the Committee) would be speaking as the 'local representative' in respect of any 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.

County Councillor D Jones left the meeting, as he would call into the meeting to be a speaker for the next item.

4.2 20/0387/OUT Fairview Garage, Guilsfield, Welshpool, Powys, SY21 9ND

<b>Grid Ref:</b>	E: 321953 N: 311565
<b>Valid Date:</b>	27.03.2020
<b>Community Council:</b>	Guilsfield Community Council
<b>Applicant:</b>	Bradley and Bradley-Barnard
<b>Location:</b>	Fairview Garage, Guilsfield, Welshpool, Powys, SY21 9ND
<b>Proposal:</b>	Erection of 9 dwellings to include demolition of former garage buildings
<b>Application Type:</b>	Outline planning

County Councillor D Jones spoke as the local representative.  
Mr D Hughes spoke as the Agent.

The Senior 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 questions the Built Heritage Officer advised that she had no objections to the previously withdrawn application which had heights between 6 and 8 metres. The current application was originally for heights of up to 9 metres and she raised objections to this. However, these had been amended with maximum heights of 8 metres. As a result, she had no objections to the application. She advised that CADW comments are in respect of the ancient monument and the registered park and garden, which is the graveyard of the church and they do not comment on listed buildings or conservation areas.

The Senior Planning Officer advised that all matters regarding design, layout and scale would be considered under reserved matters and the Built Heritage Officer will be consulted in respect of the design and officers will work to get a design that is a benefit to the conservation area. In response to questions the Highways Authority clarified that there is insufficient public utility on the site and the indicative layout does not meet the criteria for acceptability as an adoptable road. It was noted that the sentence in the report [page 13] was incorrect. The sentence should have read "The indicative layout does not meet the criteria for acceptability as an adoptable road, in that there is insufficient public utility."

In response to questions about density of dwellings, the Senior Planning Officer advised that density was a material consideration. The application proposes apartments which results in a higher density and the policy is based on developments involving only houses. The higher density was acceptable in a large village.

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

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

County Councillor D Jones re-joined the meeting. County Councillor L Corfield left the meeting for the next item.

4.3 20/1385/AGR Ackley, Marton, Welshpool, Powys, SY21 8JJ

**Grid Ref:** E: 325587 N: 301511

**Valid Date:** 08.09.2020

**Community Council:** Forden With Leighton & Trelystan Community Council

**Applicant:** Messrs J and H Corfield

**Location:** Ackley, Marton, Welshpool, Powys, SY21 8JJ

**Proposal:** Agri/forestry notification in respect of erection of an agricultural building

**Application Type:** Agricultural Notification

It was moved and duly seconded not to require Prior Approval as recommended by the officer.

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<b>that Prior Approval is not required.</b>	<b>As officer's recommendation as set out in the report which is filed with the signed minutes.</b>

<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 2 September 2020 and 22 September 2020.

County Councillor L Corfield re-joined the meeting.

<b>6.</b>	<b>REVISIONS TO THE PLANNING PROTOCOL</b>
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The Committee considered the proposed amendments to the Planning Protocol. It was noted that it was within the Committee's remit to make changes to the Protocol. If the Committee was minded to approve the amendments, they would

take effect from 15 October, 2020, unless called in by four Members of the Committee to Full Council for consideration.

In response to questions the Scrutiny Manager and Head of Democratic Services advised that the Code of Conduct defines close personal association. When considering this, the question which needs to be considered is how often the member is in contact with an individual and the nature of that contact.

It was moved and duly seconded to approve the amendments to the Planning Protocol.

<b>RESOLVED</b>	<b>Reason for decision</b>
<b>That the amendments to the Planning Protocol be approved and become effective on 15 October 2020 subject to any call in.</b>	<b>To update the Planning Protocol.</b>

**County Councillor K Lewis (Chair)**