

## **MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT BY TEAMS ON THURSDAY, 7 APRIL 2022**

### **PRESENT**

County Councillor K Lewis (Chair)

County Councillors L V Corfield, L George, E M Jones, M J Jones, F H Jump, H Lewis, D R Price, K Laurie-Parry, P C Pritchard, G Pugh, D Selby, L Skilton, E Vaughan, M Weale, G I S Williams and R Williams

### **1. APOLOGIES**

Apologies for absence were received from County Councillors K Silk, J Wilkinson and H Williams and County Councillor G Jones 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 17 March 2022 subject to the inclusion of the declaration made by County Councillors Karen Laurie-Parry, Kathryn Silk and Roger Williams of their membership of the Campaign for the Protection of Rural Wales.

## **Planning**

### **3. DECLARATIONS OF INTEREST**

(a) County Councillor Karen Laurie-Parry advised that she was a member of the Welsh Pony and Cob Society and a friend on Facebook but that she was not pre-determined in respect of application P/21/2041.

(b) County Councillor David Price requested that a record be made of his membership of Duhonw Community Council where discussion had taken place of matters for the consideration of this Committee, in which he had taken no part.

County Councillor David Selby requested that a record be made of his membership of Newtown Town Council where discussion had taken place of matters for the consideration of this Committee, in which he had taken no part.

(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 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

There was no update.

## 4.2 21/2249/HH High Meadow, 3 Churchill Drive, Newtown, SY16 2LE

**Grid Ref:** E: 311192 N: 292065

**Valid Date:** 13/01/22

**Community Council:** Newtown and Llanllwchaiarn Community Council

**Applicant:** Mr Karl Chapple Gill

**Location:** High Meadow, 3 Churchill Drive, Newtown, SY16 2LE

**Proposal:** Erecting of an insulated residential steel frame garage to replace an existing garage, creation of new driveway and dropped kerb (part retrospective)

**Application Type:** Householder

The Committee was told that the Monitoring Officer had advised that this application should be deferred to avoid any perceived impact to the outcome of the local election as the pre-election period had started. It was moved and duly seconded and

**RESOLVED to defer the application.**

## 4.3 21/2041/FUL Dukeshill Stables, Land Adjacent To Hengwm Fawr, Llandewi'r Cwm, Builth Wells, LD2 3RZ

**Grid Ref:** E: 304186 N: 247830

**Valid Date:** 02/12/21

**Community Council:** Duhonw Community Council

**Applicant:** Ms J Sheil

**Location:** Dukeshill Stables, Land Adjacent to Hengwm Fawr, Llandewi'r Cwm, Builth Wells, LD2 3RZ

**Proposal:** Erection of 5 stable buildings, creation of yard and ménage (retrospective)

**Application Type:** Full Application

The local Member proposed a deferral for further advice on the number of highways movements. This was duly seconded.

The Highways Officer advised that following receipt of additional advice from the local planning authority, that the keeping and grazing of horses on agricultural land was lawful and did not require a change of planning use, the objection on highways grounds was withdrawn.

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

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

#### 4.4 21/0937/LBC 45A High Street, Presteigne, LD8 2BE

**Grid Ref:** E: 331376 N: 264432

**Valid Date:** 18/05/21

**Community Council:** Presteigne Town Council

**Applicant:** Mr Thomas Perceval

**Location:** 45A High Street, Presteigne, LD8 2BE

**Proposal:** Listed building consent for repairs and alterations: provision of new external door, 2 replacement windows, new internal stairway, installation of kitchen & sanitary ware, thermal insulation and rebuilding of section of garden wall

**Application Type:** Listed Building Consent

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

<b>RESOLVED:</b>	<b>Reason for decision:</b>
<b>that the application be refused.</b>	<b>1. Insufficient information has been submitted to enable a full assessment of the works proposed and the likely impacts of the proposals upon the special architectural or historic interest of the building and on its setting to be undertaken. As such, the proposal is considered</b>

	<p>to be contrary to the requirements of Section 6.1.13 of Planning Policy Wales (Edition 11), Section 1.26 of TAN 24, Paragraph 4.5 of Managing Change to Listed Buildings in Wales, Policy SP7 of the adopted Powys Local Development Plan (2011-2026) and the Council's adopted Historic Environment SPG.</p> <p>2. The proposed studding and insulation of the host listed building (CADW ref: 8896) is considered to be inappropriate and if implemented would severely affect and harm the character and appearance of the listed building. As such the proposal is deemed to be contrary to the requirements of Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraphs 6.1.7 and 6.1.10 of Planning Policy Wales (Edition 11), TAN 24, Section 5.11 of Managing Change to Listed Buildings in Wales, and Policy SP7 of the adopted Powys Local Development Plan (2011-2026).</p>
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4.5 21/2034/HH 36 Maes Brenin, Rhayader, LD6 5EP

**Grid Ref:** E: 297452 N: 268469

**Valid Date:** 01/02/22

**Community Council:** Rhayader Town Council

**Applicant:**

**Location:** 36 Maes Brenin, Rhayader, LD6 5EP

**Proposal:** Construction of a conservatory and decking to the rear of the property

**Application Type:** Householder

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

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

### Taxi and other licensing

#### 5. MINUTES OF TAXI LICENSING SUB-COMMITTEES

The Chair presiding at the Taxi Review Panel held on 25 February 2022 was authorised to sign the minutes as a correct record.

#### 6. DECISIONS OF THE HEAD OF PROPERTY, PLANNING AND PUBLIC PROTECTION ON DELEGATED APPLICATIONS

The Committee received for information a list of decisions made by the Head of Property, Planning and Public Protection during the period between 10 March 2022 and 29 March 2022.

**County Councillor K Lewis (Chair)**