

## MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT BY TEAMS ON THURSDAY, 28 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, P C Pritchard, G Pugh, D Selby, K S Silk, L Skilton, M Weale, G I S Williams, D H Williams, R Williams and J Wilkinson

### 1. APOLOGIES

Apologies for absence were received from County Councillor E Vaughan.

### 2. MINUTES OF THE PREVIOUS MEETING

The Chair was authorised to sign as a correct record the minutes of the meeting held on 7 April, 2022.

## Planning

### 3. DECLARATIONS OF INTEREST

- (a) There were no declarations of interest.
- (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 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 report.

#### 4.2 21/1536/FUL Land at Trawscoed and At Orchard Croft, Llandrinio, Powys

**Grid Ref:** E: 328093 N: 317507

**Valid Date:** 17/08/21

<b>Community Council:</b>	Llandrinio and Arddleen Community Council
<b>Applicant:</b>	Powys County Council Affordable Housing Team
<b>Location:</b>	Land at Trawscoed and at Orchard Croft, Llandrinio, Powys
<b>Proposal:</b>	Erection of 48 dwellings comprising 24 affordable homes at Trawscoed site and 24 open market dwellings at Orchard Croft site to include landscaping, sustainable drainage, car parking and all associated works.
<b>Application Type:</b>	Full application

In response to a question regarding the highway safety of children from the Orchard Croft development accessing the play area to the south of the highway, the Highways Officer advised that the percentage increase in movements to the play area did not require the provision of a pedestrian crossing. He also advised that the Area Traffic Engineer had been consulted and had not raised issues regarding the current access.

The Principal Planning Officer advised, in response to a question regarding the provision of a tree protection plan rather than a Tree Protection Order [TPO], that as there was no immediate risk to the tree, which was outside the development curtilage, a tree protection plan was sufficient.

In response to a question regarding phosphates the Principal Planning Officer advised that as the development was outside the phosphates catchment of the River Wye, it was not an issue which had to be considered. In respect of contaminated land she advised that some site investigations had been undertaken regarding contaminated land and conditions were recommended requiring further investigations. The Committee was advised that a SUDs application would have to be made in respect of surface water drainage.

The Principal Planning Officer advised in response to a question about the provision of electric charging points that they were not a policy requirement but if the Committee was minded to approve the application an informative could be added to the approval.

It was moved and duly seconded to approve the application as recommended by the officer with the addition of an informative regarding the provision of electric charging points.

<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 and with the addition of an informative regarding the provision of electrical charging</b>	<b>As officer's recommendation as set out in the report which is filed with the signed minutes.</b>

points.	
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<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 20 March 2022 and 14 April 2022.

As this was the last Committee meeting in the Council term the Chair thanked the Committee for their support during his time as Chair and for their involvement. He also thanked the previous Chair, Councillor David Price for his advice and support and thanked the current Vice Chair Councillor Gareth Jones and previous Vice Chair Councillor E Michael Jones for their support. He thanked all officers for their work with the Committee and thanked the press for their interest in the work of the Committee.

**County Councillor K Lewis (Chair)**