

**MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT HYBRID MEETING - ZOOM - COUNTY HALL ON THURSDAY, 20 OCTOBER 2022**

**PRESENT**

County Councillor K Lewis (Chair)

County Councillors G D Jones, T Colbert, A Davies, D Edwards, L George, H Hulme, P James, A Jones, G E Jones, C Kenyon-Wade, I McIntosh, G Morgan, G Pugh, E Roderick, R G Thomas, E Vaughan, J Wilkinson and D H Williams

<b>1. APOLOGIES</b>
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There were no apologies for absence.

<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 5 October 2022.

<b>Planning</b>
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<b>3. DECLARATIONS OF INTEREST</b>
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(a) County Councillor G Thomas declared a prejudicial interest in application 21/0422/FUL because he had provided a licenced bar at the premises.

(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 County Councillor A Jenner (who is not a member of the Committee) would be speaking as the 'local representative' in respect of application 21/0422/FUL.

In addition to the above, the Committee noted that County Councillor H Williams (who is a member of the Committee) would be acting as 'Member Representative' in respect of application 21/0658/FUL as he would be speaking on behalf of an objector.

<b>4. PLANNING APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE</b>
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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 and prior to the meeting.

County Councillor G Thomas having declared a prejudicial interest left the meeting for the next item.

#### 4.2 21/0422/FUL Land Near To St Mary The Virgin Church, Trelystan, Welshpool, SY21 8LD

**Grid Ref:** E: 326265 N: 303958

**Valid Date:** 17.03.21

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

**Applicant:** Mrs J Jones

**Location:** Land Near To St Mary The Virgin Church, Trelystan, Welshpool, SY21 8LD

**Proposal:** Erection of a temporary marquee for wedding receptions (between April and October each year), creation of access, installation of infrastructure and siting of a temporary toilet unit (Part Retrospective)

**Application Type:** Full application

The Principal Planning Officer advised that since the update report had been circulated a further seven letters of support had been received.

County Councillor A Jenner spoke as the local representative.  
Mrs D Stevens spoke as an objector.  
Mr T Williams spoke as the agent.

In response to questions the Principal Planning Officer confirmed that sufficient car parking facilities were available. The Highways Officer advised that no additional infrastructure was required on the highway as the number of vehicle movements associated with the development was not increasing above the capacity of the existing Church.

The Principal Planning Officer advised that special regard should be given to the Listed Church but given the financial and community benefits to the Church this was considered to be an acceptable development on balance.

In response to questions regarding permitted development rights the Principal Planning Officer advised that the applicant may currently hold weddings on 28 days in any calendar year. Under permitted development rights there are no controls on any issues such as the number of guests or when the marquee can be erected. If the Committee were minded to approve the application a range of

conditions are recommended including the number of guests, noise levels and a S106 agreement.

The clarity of the S106 agreement was questioned and the Principal Planning Officer advised that if the Committee was minded to approve the application the S106 could be made clearer by including in addition “that no camping is permitted on the night of a wedding”. In response to a question about whether financial viability should be taken into account as a material planning consideration, the Principal Planning Officer advised the financial benefits considered were in respect of the viability of the church. The Built Heritage Officer advised that CADW guidance stated that the communal benefits of an application could be considered.

It was moved and duly seconded to approve the application as recommended by the officer and that it be delegated to the Professional Lead Planning in consultation with the Chair to amend the S106 to include reference to the fact that no camping is permitted on the night of a wedding.

<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 and that it be delegated to the Professional Lead Planning in consultation with the Chair to amend the S106 to include reference to the fact that no camping is permitted on the night of a wedding.</b>	<b>As officer’s recommendation as set out in the update report which is filed with the signed minutes.</b>  <b>To make the S106 clearer.</b>

County Councillor G Thomas returned to the meeting.

#### 4.3 21/0658/FUL Land at Yr Ysgol, Ystradgynlais, SA9 1LQ

**Grid Ref:** E: 278940 N: 210859

**Valid Date:** 10.05.21

**Community Council:** Ystradgynlais Town Council

**Applicant:** Fieldbay Ltd

**Location:** Land at Yr Ysgol, Ystradgynlais, SA9 1LQ

**Proposal:** Proposed development of 4 no. supported living bungalows, 1 no. staff pod and associated works

**Application Type:** Full application

County Councillor H Williams spoke as a Member Representative, on behalf of the objector, Mr M Holland, who was unable to speak at the meeting. County Councillor Williams left the meeting.

Ms L Hallett spoke as the agent.

In response to questions the Highways Officer confirmed that within the revised parking layout there was sufficient space for HGVs to turn, that the current access to the site was adequate and the number of parking spaces are adequate for the development. The Principal Planning Officer in response to questions regarding contaminated land advised that four planning conditions were recommended by the Contaminated Land Officer.

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>

County Councillor H Williams returned to the meeting.

<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 11 August 2022 and 4 October 2022 and 5 October 2022 and 12 October 2022.

**County Councillor K Lewis (Chair)**