

## MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT BY ZOOM ON THURSDAY, 21 NOVEMBER 2024

### PRESENT

County Councillor G D Jones (Chair)

County Councillors A Jones, T Colbert, A Davies, D Edwards, C Hall, P James, E Jones, G E Jones, G Morgan, G Pugh, E Roderick, E Vaughan, J Wilkinson and D H Williams

### 1. APOLOGIES

Apologies for absence were received from County Councillor C Kenyon-Wade and county Councillor K Lewis 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 31 October 2024.

## 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

The Members confirmed that they had received and had time to read the update circulated the previous day.

County Councillors A Davies, C Hall and E Roderick left the meeting for the next item, as they were not present at the meeting on 14 October 2024 when this application was discussed and deferred.

4.2 24/0820/FUL Cefnmeusydd, Morgan Street, Caehopkin, Abercrave, SA9 1TS

**Grid Ref:** E: 282159 N: 212417

**Valid Date:** 18/06/2024

**Community Council:** Tawe-Uchaf Community Council

**Applicant:** Mr Mac McHugh

**Location:** Cefnmeusydd, Morgan Street, Caehopkin, Abercrave, SA9 1TS

**Proposal:** Change of use from detached domestic dwelling to detached young persons residential care home

**Application Type:** Full application

Councillor G Morgan having not been present for the whole of the officer's presentation did not participate in the discussion or vote on the application.

In response to questions regarding the amount of parking on the site, the Highways Officer advised that the application had been assessed against the CSS Wales Parking Standards, relating to care homes for children, which had recommended six parking places. The applicant had however, included seven in the application. In response to a question on whether a condition could be included to restrict staff from parking on the residential street, the Principal Planning Officer advised that such a condition would be unreasonable because the nearby roads were a public highway. It was noted that the local school is called Ysgol Y Cribarth rather than Abercrave as referred to by the School Service in the officer's report.

The Principal Planning Officer advised in response to a question that there was no specific planning policy restricting the number of care homes in an area and it was not the role of the planning system to interfere with the market. The Professional Lead Planning advised that there was no planning policy assessment methodology in Wales to determine the overall needs of care home provision.

In response to a question the Professional Lead Planning advised that although the Dyfed-Powys Police was not a statutory consultee, it was consulted due to the crime and safety issues raised by public representations. Its comments are material considerations and it should be noted that it raised no objections to the application subject to a condition that a management plan should be produced.

A revised site plan had been received which indicates that the redline boundary of the application site is entirely within the ownership of the applicant and there is no encroachment onto 3<sup>rd</sup> party land. The Highway Officer confirmed that the public highway goes up to the entrance of the site.

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

<b>RESOLVED:</b>	<b>Reason for decision:</b>
that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes.	As officer's recommendation as set out in the report which is filed with the signed minutes.

County Councillors A Davies, C Hall and E Roderick rejoined 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 23 October 2024 and 14 November 2024.

An issue was raised regarding what seemed to be an inconsistency in how applications for rural enterprise dwellings are considered and the decisions made. The Professional Lead Planning advised that major planning applications made by Powys County Council which were over 1 hectare or for 10 or more dwellings would be considered by the Committee. Training was being arranged for the Committee regarding rural enterprise dwellings.

<b>Taxi and other licensing</b>
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<b>6.</b>	<b>DECLARATIONS OF INTEREST</b>
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County Councillor D Edwards declared a prejudicial interest in Item 8, as she was employed by a company that runs taxis and therefore left the meeting.

<b>7.</b>	<b>GAMBLING ACT POLICY THREE YEAR REVIEW</b>
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This item was not considered by the Committee as it was not part of its remit.

County Councillor E Vaughan left the meeting.

<b>8.</b>	<b>TAXI LICENSING FEES 2025/26</b>
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The Committee considered the report regarding the taxi fees for 20225/26.

**RESOLVED that taxi fees for 2025/26 are approved to go out for consultation in the local press in line with statutory requirements and if not objected to will be in place for 1st April 2025. Any objections to the fees will come back to this committee for consideration.**

**County Councillor G D Jones (Chair)**