



# Cyngof Tref Y Trallwng Welshpool Town Council

Y Porth i Gymru | The Gateway to Wales

<b>Committee members</b>	Cllr A Davies (Chair), Cllr F Veenstra (Vice Chair), Cllr H Chave, Cllr R Church, Cllr J Ellis, Cllr S Kaye, Cllr P Pritchard, Cllr C Robinson and Cllr D Senior.
<b>Committee remit</b>	Responsible for Planning applications (full authority), Local Development Plan, Town Plan, Highways, Transport, Cambrian Rail, Bus services, Canal re-opening and Planning consultations
<b>Committee authority</b>	The Committee has delegated authority to deal with all matters except those of a controversial or substantial matter which are to be referred to Full Council (where statutory time permits)

## PLANNING AND DEVELOPMENT COMMITTEE

### MINUTES

of a meeting held on **Wednesday 13<sup>th</sup> February 2019**  
at 7.15pm in the Assembly Room of the Town Hall

#### 1. Record of attendance

<b>Present were</b>	Cllr H Chave, Cllr R Church, Cllr S Kaye, Cllr P Pritchard and Cllr D Senior. <b>In attendance:</b> Cllr N Morris, Cllr H Chave, Robert Robinson Town Clerk and Martin Bond Deputy Town Clerk.
<b>Apologies received</b>	Cllr A Davies, Cllr F Veenstra, Cllr J Ellis and Cllr C Robinson

#### 2. Minutes of the last meeting

The Committee considered and approve the minutes of the last meeting.

#### 3. Declarations of interest

There were no recorded declarations of interest.

#### 4. Buttington – ERF Project

The representative due to give a presentation for information withdrew from the appointment with the Committee.



#### 4.1 Planning applications

To consider the following planning application:

##### **19/0076/FUL Wernllwyd Belan School Lane Berriew**

Erection of an agricultural building and associated works.

The Committee **OBJECTS** to the application on the following grounds:

- i) The extra unit increases the footprint on the site creating an overdevelopment of the area as a whole.
- ii) The unit will extend the developed frontage to the main road which is unacceptable.

##### **19/0140/TRE 40 Broad Street (Lloyds Bank)**

Application for the removal of 2 Cyprus trees.

The Committee **SUPPORTS** this application subject to two trees being planted to replace those removed. These should not be of the same species.

##### **19/0151/ADV Dairy Cottages Red Lane Powis Castle**

Application for consent to display 5 non illuminated signs.

The Committee **SUPPORTS** this application.

##### **19/0099/FUL Lansdowne House And William Ainge Court**

Demolition of Lansdowne House and redevelopment of site to provide 16 additional apartments. See separate pack of plans (also available from the offices of the Town Council).

The Committee **SUPPORTS** this application.

It was suggested that perhaps part of the development could retain the name Lansdowne House.

#### 5. Planning Decisions

The Committee noted the planning decision with regard to Europa Plain Frochas. (December 2018)

#### 6. Local Development Plan

The Committee considered the following aspects of the Local Development Plan guidance:

##### **Affordable Housing**

To Committee considered the proposals with regard to affordable housing. In particular the reference to the amount of affordable housing to be provided on residential development sites.

The Committee **SUPPORTS** the reduction in affordable housing requirements and supports the location of Welshpool being in the North Powys area.

The Committee also commented that perhaps the levels of 20% for the Severn Valley may still be too high.



### **Renewable Energy**

The Committee considered the proposals for renewable energy, in particular with regard to solar panel sites. There is a site proposed for the land between Pool Quay (River Severn) and the railway line.

The Committee **SUPPORTS** this proposal but would suggest that planting to form a screen would be advisable.

## **7. Transport**

To consider the following:

### **Bus Station**

The Committee considered an update on progress and in particular the results of the Bus Station location survey.

The Committee noted the results of the survey which have been passed to Welsh Government.

### **Cambrian Rail**

To Committee received a report on the improvements to the main line station.

The Committee received a report on a meeting with Welsh Government.

The Committee noted the results of the survey which have been passed to Welsh Government.

## **8. Canal re-opening**

The Committee considered an update with regards above. All is progressing albeit slowly. A formal report to the Minister is being prepared.

Powis Estates has put forward two suggestions for a Nature Reserve in the Pool Quay area.. The Town Clerk is awaiting terms for the Council to consider.

## **9. One Way System update**

The Town Clerk reported that the allocation of money for the changes has been received and works are due to start in April 2019.

## **10. Time limit for planning**

The Town Clerk outlined the planning consent conditions which are statutory – ie the development should be started within 5 years of the grant of consent. The view was expressed that this should be a shorter time in some cases. The Town Clerk is to pass this view onto Welsh Government.