



Cyngof Tref Y Trallwng Welshpool Town Council

Y Porth i Gymru | The Gateway to Wales

Committee members	Cllr A Davies (Chair), Cllr S Kaye (Deputy Chair), Cllr J Arnold, Cllr L Bailey, Cllr R Church, Cllr M Douglass, Cllr N Morris, Cllr C Robinson, Cllr D Senior and Cllr F Veenstra.
Committee remit	Responsible for Planning applications (full authority), Local Development Plan, Town Plan, Highways, Transport, Cambrian Rail, Bus services, Canal re-opening and Planning consultations
Committee authority	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

AGENDA

of meeting held on **Wednesday 24th July 2019**
at **6pm in the Assembly Room** of the Town Hall

1. Record of attendance

To record attendance and any apologies for absence.

2. Planning Training and Update

The Committee received basic training on planning and development with updates.

3. Planning application:

To consider the following planning application:

Re 19/0938/FUL Frochas Farm Frochas Welshpool

The erection of a broiler installation with silo, formation of a vehicular access and associated works.

See appendix A for plans:



The Town Council responded to the Pre-application consultation with concerns as follows:

- a) Concern over the impact the development might have on the landscape and local environment and there needs to be evidence of how this can be mitigated.
- b) Concern over health and environmental issues and would suggest that evidence of how these issues can be overcome needs to be part of any planning application.
- c) Concern over the increase in traffic movements – an impact assessment on traffic issues needs to be produced.
- d) A footpath diversion order will be required.
- e) Concern over the views from Llanerchydol Hall and Llanerchydol Park towards development – a mitigation report to address these issues will be required to demonstrate the effect and its acceptability.
- f) Concern over the water table and how the development might affect this – a study into this is needed to give confidence that the scheme will work.
- g) Concern about the effect on plant life – an ecology report will be needed to show how such plant life will be protected.
- h) Concern over the impact on the Dingle Nursery – an impact assessment will be needed to ascertain how much any effect might be.
- i) Concern over how manure will be disposed of taking into account smells (when it is put on the land) and how it will be disposed of when the land is ‘full’.

The response in the Applicants pre-consultation report to the above is as follows:

- a) A full LVIA and ecological survey has been undertaken since then detailing the acceptability and mitigation measures.**
- b) Again full odour assessments, air quality modelling and ecological survey has been undertaken, together with an IPPC permit has been approved, which illustrates the acceptability of the proposal.**
- c) The movements involved with the proposal is negligible in comparison to the existing movements on the road. Ample passing places are in place currently.**
- d) A footpath diversion is required, which falls out of the planning process.**
- e) A LVIA has been submitted considering different vantage points.**
- f) The proposal is self contained, and therefore the water table will not be detrimentally impacted upon.**
- g) Ecological report submitted.**

The applicant has submitted the following with the application:

- i) Manure management
- ii) Noise assessment
- iii) Sustainable drainage plan
- iv) Odour report

A full presentation will be made at the meeting. Both the applicant and the public have been invited via social media and the web site.



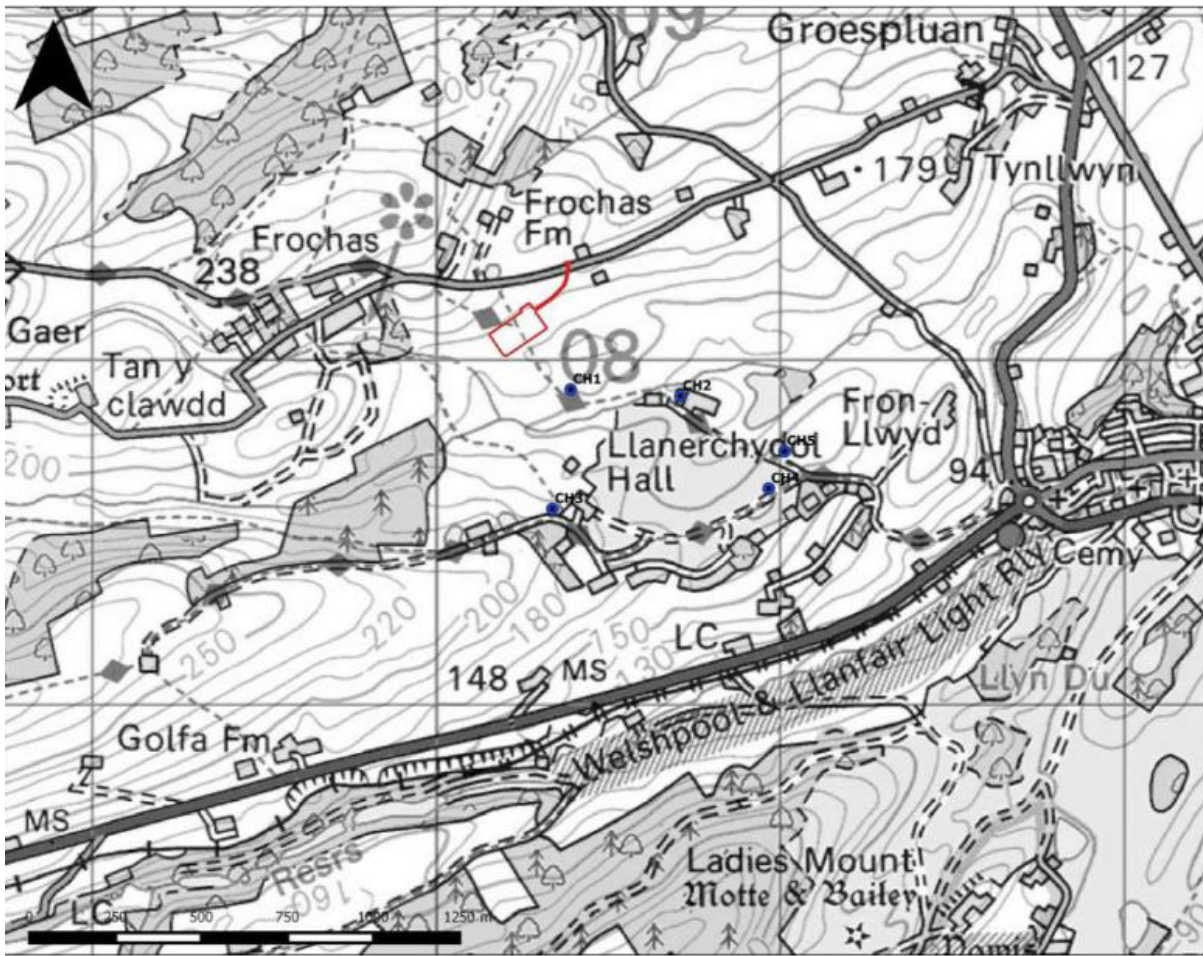
4. Any other business

To consider any other relevant business.

APPENDIX A

Re 19/0938/FUL Frochas Farm Frochas Welshpool

LOCATION PLAN

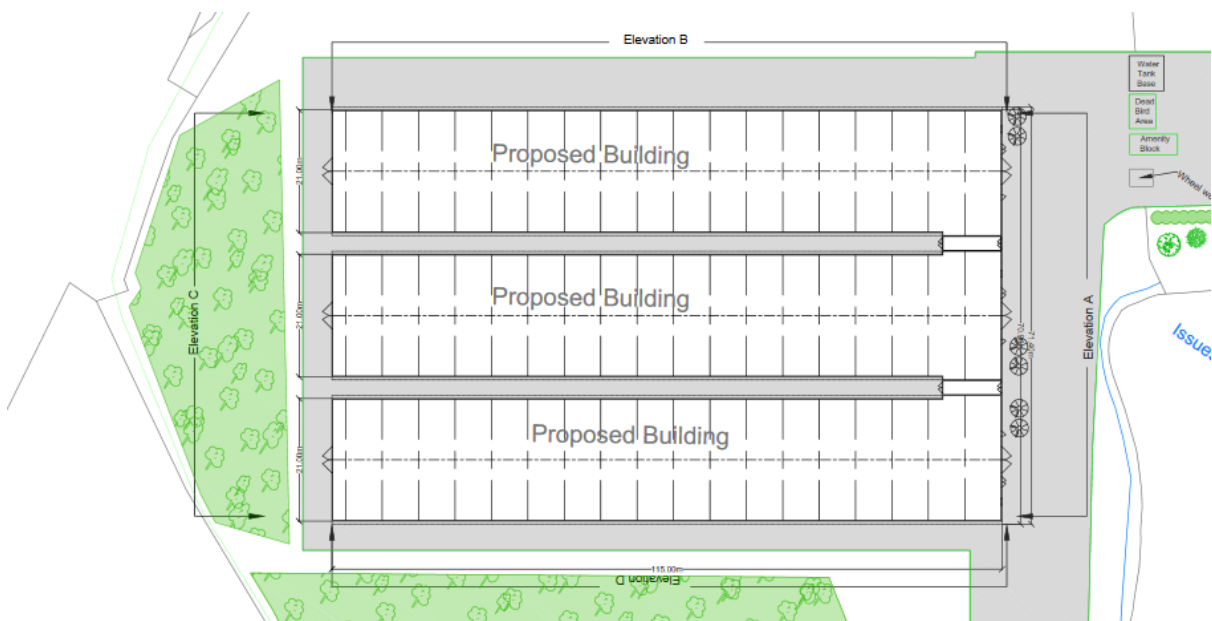




SITE LAYOUT PLAN

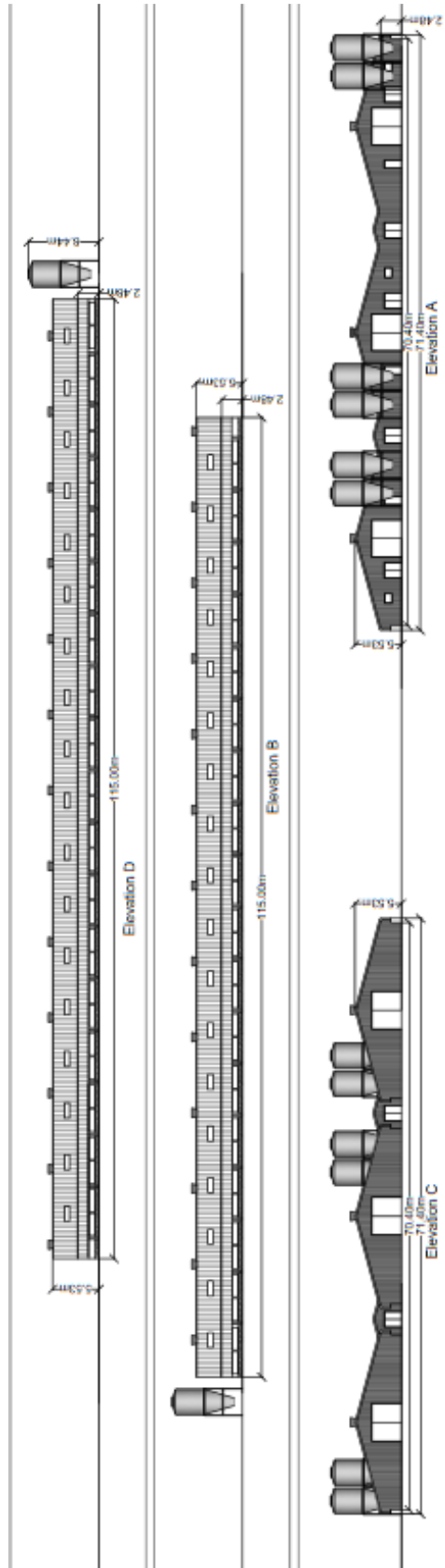


BUILDING GENERAL LAYOUT





ELEVATION DRAWINGS

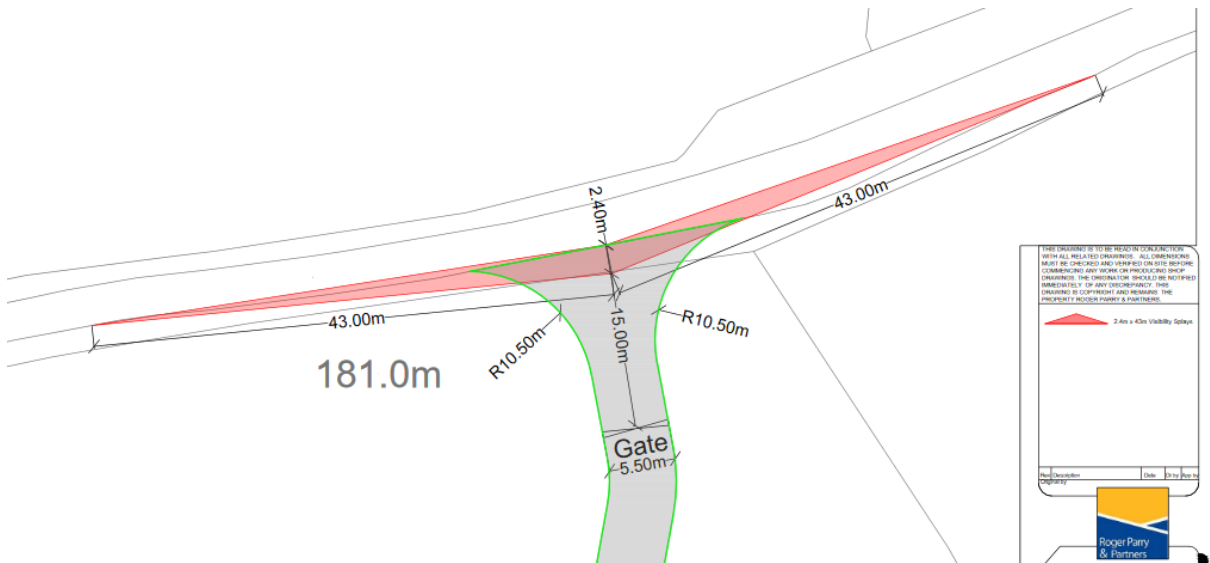




TRAFFIC ROUTE PLAN

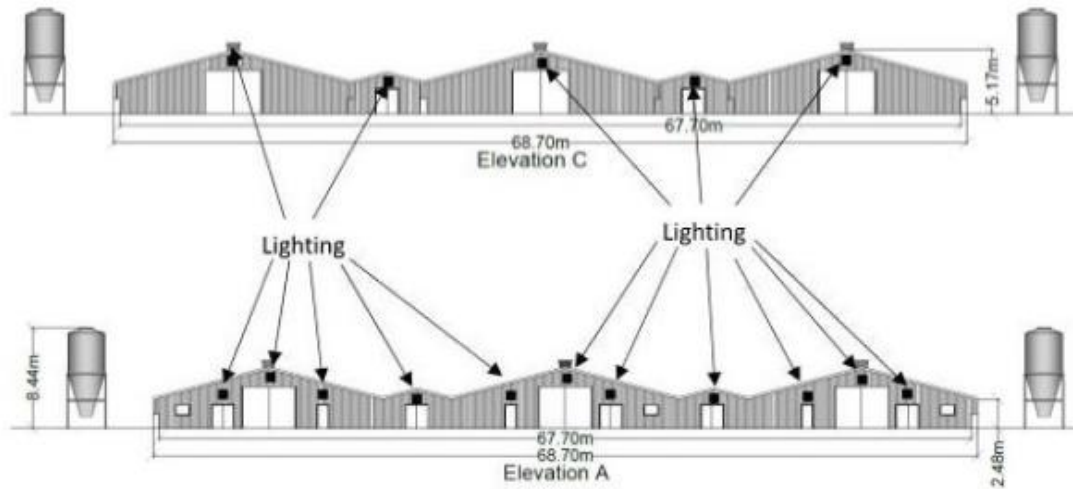


ACCESS TO SITE DRAWING





EXTERNAL LIGHTING PLAN



LANDSCAPING PLAN





SCENIC PLANS

Frochas Farm Broiler Unit **Viento**

VIEWPOINTS

