



**Cyngor Tref Y Trallwng
Welshpool Town Council
Y Porth I Gymru | The Gateway to Wales**

PLANNING MINUTES

**Minutes of the Meeting of the Planning Committee held on
Wednesday 9th April 2025 at 6.30 p.m. in the Council Chamber,
Welshpool Town Hall.**

Present: Cllr Sally Fitzgerald - Chairman
Cllr Chris Davies
Cllr Bill Rowell

Also present: Cllr Phil Pritchard
Cllr Estelle Bleivas
Richard Williams - Town Clerk and Proper Officer
Kimberly Wright – Planning, Markets and Events Officer.
Four members of the public

P24/124. Chairmans welcome.

The Chairman welcomed Councillors and residents to the meeting.

P24/125. Apologies for absence.

RESOLVED – Members received apologies from the following members;

- Cllr Nick Howells
- Cllr Ben Gwalchmai

P24/126. Declarations of Interest.

- **RESOLVED** there were no declarations of interest made.

P24/119. Public Question Time and Participation.

RESOLVED - Four members of the public wished to discuss planning application 24/1745/FUL|Construction of slurry store and all associated works|Land To The East Of Pool Quay Pool Quay Welshpool Powys SY21 9JS

- Plans submitted for the slurry store still show the storage building in a position which was amended for its previous application 24/1638/AGR.

The following comments have already been received for the slurry pit.

‘Welsh Government Highways say ‘permission not granted owing to insufficient information regarding the conflicting positions shown for the storage shed; traffic flows; planning consent for the access. ‘

- The access to the storage building off the A483 through a hole made in the roadside hedge in recent years onto a track with no ‘visibility splay’.
- As it is so narrow, slow-moving tractors, towing trailers or tanks, have to cross to the opposite side of the trunk road to exit.
- The slurry store is at most 56m from the West bank of the River Severn on one of the most frequently flooded and waterlogged local fields.
- Flood water increasingly spreads onto the A483 from the access track. The 1,194.2 (0.3 acres) footprint of the slurry pit is likely to increase flood water.
- It is a huge structure, about 39m/128ft to eaves level and 11.35m/37ft high over three times the size of the refused storage building.
- It is in an isolated and prominent position, barely 25m from the trunk road; very close to high pressured gas pipeline running along the eastern edge of the A483.
- The capacity of the slurry pit at about 1.173m gallons, is estimated to be two or three times the maximum permitted to be spread on the 100+ acres proposed to receive it.
- There is also evidence of otters in close proximity to the proposed slurry pit.

P24/120. Minutes.

RESOLVED - Members confirmed the Planning Committee meeting minutes held on Wednesday 12th March 2025.

P24/121. Planning.

Members considered the planning applications below.

- **24/1422/FUL** | Construction of an offline pond, associated landscaping and enabling works | Land To The North Of Coppice Lane Coppice Lane Pool Quay Welshpool Powys SY21 9JX

RESOLVED - Members deferred this item until the next meeting. The Clerk to ask Powys County Council for the following information;

- Will there be an alternative access road whilst works take place?
- Will there be a hard standing surface for two/three visiting vehicles?

- **24/1745/FUL** | Construction of slurry store and all associated works | Land To The East Of Pool Quay Pool Quay Welshpool Powys SY21 9JS

RESOLVED Members refused this application and made the following comments:

- No guarantee there will not be leakages.
 - Too much planned on a small patch of land.
 - Wildlife conservation issues.
 - Road use/access unsafe and unsure where permission has been granted for such access.
- **24/1696/LBC** | Replace front elevation UPVC windows with traditional timber framed window | Llwynderw Villa Llwynderw Welshpool Powys SY21 8SE

RESOLVED - Members support this application with no comment.

P24/122. Planning decision notices.

Members noted the following planning decisions;

Approved.

- **24/1045/DIS** | Discharge of condition 5 of planning permission 23/1948/FUL in relation to Drainage Strategy | Former Gungrog School Site Gungrog Road Welshpool Powys SY21 7EJ
- **25/0103/DIS** | Discharge of the condition attached to 22/0188/NMA | Neuadd Maldwyn Severn Road Welshpool SY21 7AS
- **24/1604/LBC** | New signage proposal with external painting (Retrospective) | The Pheasant Inn 43 High Street Welshpool SY21 7JQ
- **24/1602/ADV** | 1 x illuminated/non-illuminated sign to the front of the property, one to the rear of the property ... | The Pheasant Inn 43 High Street Welshpool SY21 7JQ
- **24/1570/DIS** | Discharge of conditions 3, 4, 5, 6 and 7 of planning approval 24/0585/FUL in relation to the submission of a Gigabit Capable Broadband Infrastructure Scheme, Hedgerow Translocation Method Statement, Tree Planting Scheme, External Lighting Design Scheme and Passing Bay/Localised Widening Plan | Land At Valley View Groes-pluen Welshpool Powys SY21 9BW

- **24/1497/FUL** | Change of use of unit to Class B8 (Storage or Distribution) together with associated external alterations | Unit 19 Severn Farm Industrial Estate Welshpool Powys SY21 7DF

Refused.

- **24/1638/AGR** | Erection of storage building and all associated works | Land To The East Of Pool Quay Opposite Little Bank House Pool Quay Welshpool Powys SY21 9JS

Withdrawn.

- **25/0083/ADV** | Display of non-illuminated and illuminated signage | Land At Lime Kiln Cottage Buttington Welshpool Powys SY21 9JP

P21/123. Date and time of next meeting.

Members noted that the date of the next Planning Committee meeting will be held on **Wednesday 14th May 2025 at 6:30 pm** in the Council Chamber, Welshpool Town Hall.

Signed (Chairman)

Date