

Cyngor Tref Llanfair Caereinion Llanfair Caereinion Town Council

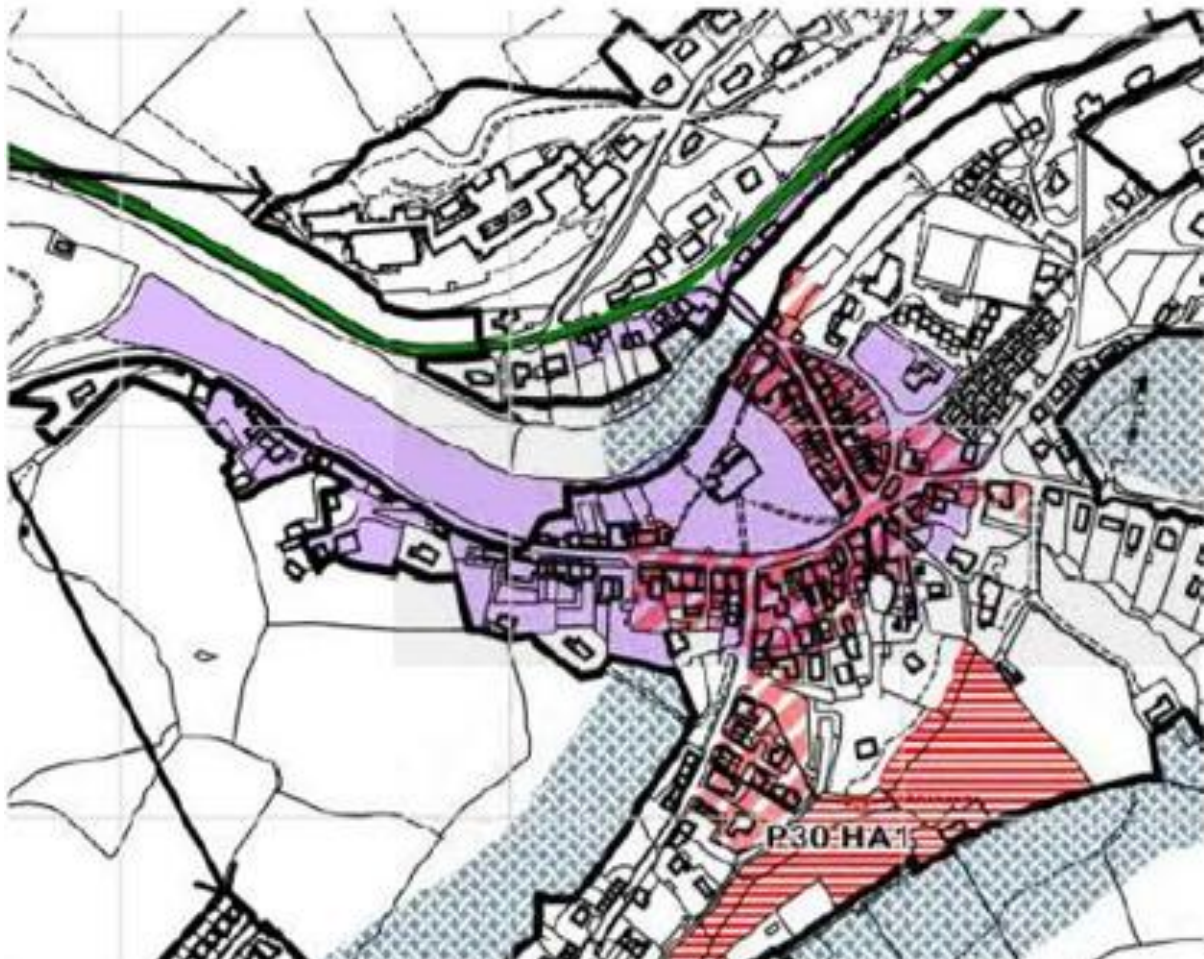
PLANNING APPLICATION

Ref	Heading	Details
1	DATE RECEIVED	28 th April 2026
2	APPLICATION NUMBER	P/26/0069/FUL
3	ADDRESS	Top Garage Watergate Street Llanfair Caereinion
4	PCC LINK	Planning Application: P/26/0069/FUL
5	PROPOSAL	Proposed change of use from sui generis into a convenience shop and associated works
6	TOWN PLAN POLICY	A1. The Town Centre The Town Council will complete a review each year of the 'state of the Town' to be presented at the Annual Meeting. A2. Shop uses The Town Council will support where appropriate A1 or A2 uses in the Town Centre (as defined on the plan at appendix A) and will consider other alternative uses if it is felt this is desirable at the time. A5. Retail centre The Town Council will where appropriate object and resist any retail development which is not located within the shopping zone set out in the plan attached. If the Town Council wishes to support this application reasons will need to be given as to why they consider the scheme to be acceptable against its own plan. It should also be noted that there was a semi-retail use on the site before.
7	POWYS COUNTY COUNCIL POLICY	The County Council will measure the application against its policies in the Local Development Plan. See plan of the town centre attached.

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8	OTHER INFORMATION	None.
9	CONSULTATION DATE	19 th May 2026

TOWN CENTRE USES PLAN (within PCC Local Plan)



Town Centre retail area is shaded pink with stripes.

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LOCATION PLAN & OTHER PLANS



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NOTE – The application refers to the area edged red, the area edged blue shows the extent of the applicant's ownership.

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EXISTING BLOCK PLAN



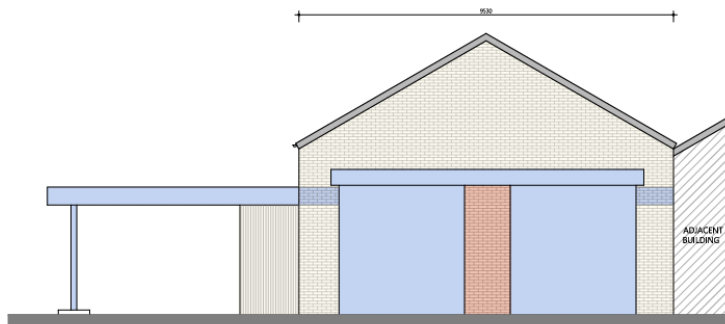
PROPOSED BLOCK PLAN

Cyngor Tref Llanfair Caereinion

Llanfair Caereinion Town Council



EXISTING NORTH WEST ELEVATION

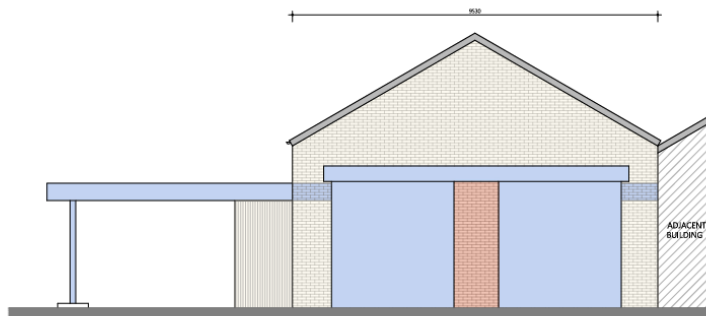


EXISTING NORTH WEST ELEVATION

EXISTING ELEVATIONS



PROPOSED NORTH WEST ELEVATION



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