

**Draft Minutes of Llangors Community Council Site Meeting**  
**and Planning Application Decision (PAD) Meeting**  
**Held on Saturday 9<sup>th</sup> November 2019 9.30pm**  
**PAD Meeting Venue: Llangors Youth & Community Centre**

**Present:** Cllr Mr C Preece (Chair), Cllr Mr M Scruby, Cllr Mr T Evans, Cllr Mrs L Griffin, Cllr Mr R East (PAD meeting only), Judith Phillips (Clerk)

**Apologies for Absence:** Cllr Ven. A Jevons, Cllr Mrs C Owen, Cllr Mr D Jones  
**Absent:** Cllr Mr D James, Cllr Mr S Bailey

**1. Following a site visit Councillors reconvened to the above Hall.**

**2. Applications for consideration:**

**a) BBNPA 19/17307/OUT 21/10/19**

**“An outline application for three dwellings, two open market, one for a family member of the applicant” at Gwynfa, Llangorse**

It was noted that the public footpath had not been shown within the application, however the BBNPA Rights of Way officer had commented on the matter and recommended that the footpath be diverted slightly, to run along the proposed line of the road on the site. The CC were happy with that recommendation. In principle, the CC also supported the proposal relating to the S106 commuted sum commitment for the two market properties and the negotiated position regarding the commuted sum for the one property for a family member, in line with a precedent already set in the community. However, the CC agreed to request that a reasonable proportion of the commuted sum payable to the BBNPA, should be allocated back to current Llangors community regeneration projects rather than it all be held by the BBNPA for affordable housing, which the community is never fortunate enough to benefit from. Such regeneration projects are the Community Shop and the new Playpark at Llangors Youth and Community Centre.

The application was supported. Clerk to respond to include the above comments. (Action Clerk)

**b) BBNPA 19/17844/CON 23/10/19**

**“Variation of conditions 2, 6, 16, 17, 18, 20, 21, 22 to the original consent 09/03048/FUL - a conversion of barn to dwelling” at Y Beudy, Llangorse**

A site visit for applications a) and b) had been cancelled at short notice following a discussion with the applicant, due to unforeseen circumstances. It was reported that the applicant had discussed what they felt were issues with the planning process with the clerk, who had in turn referred the applicant to the local County Councillor for assistance.

It was noted that the application highlighted a number of matters since the original planning permission was granted for conversion of agricultural barn to domestic accommodation, having not been complied with. Whilst the principle of none compliance is not supported it was clear the application sought to resolve the issues with some compromises being made by both parties involved. The application was supported with no further comment.

**c) BBNPA 19/17845/FUL 23/10/19**

**“Retrospective change of use from agricultural use to domestic use in association with Y Beudy. Retention of summer house on unauthorised extension of domestic garden at Y Beudy, Llangorse.**

It was noted that the application highlighted issues since the original planning permission was granted for conversion of agricultural barn to domestic accommodation. A summer house had been erected. Agricultural land had been fenced off and used as domestic land without any change of use applied for by the owners at the time of fencing off or subsequent owners. Whilst the principle of none compliance is not supported it was clear the application sought to resolve the issues.

It was noted that the BBNPA had proposed that only 1.5m of the 7m of agricultural land adjacent to the back door of the property was likely to be supported for change of use.

The CC discussed the relevant BBNPA policy regarding this matter, notably SPG Policy CYD LP1: Enabling Appropriate Development in the Countryside. Section 3.4.1 dealing with the curtilage area states *“A key characteristic of farmsteads is the way the landscape around it often flows up the immediate edge of the buildings without any form of curtilage definition. This characteristic needs to be respected whilst meeting the needs of any new use”*

Section 3.6.1 viii. Dealing with Development Management Issues states *“The site should provide adequate private amenity space to meet the needs of the intended use”*

It was agreed to support the retention of the Summer House and change of use of 1.5m of land across the entire boundary of existing domestic land enabling access to the property and removing the potential need to move the summer house. It was also agreed to support the change of use for the remaining 5.5m of agricultural land to domestic use due to the boundary line forming a natural progression of the line with the neighbouring property and therefore in keeping with its surroundings. The land is already in use domestically and in line with policy is required to provide adequate amenity space for the applicants. Precedents for large areas of amenity land with barn conversions have been set within the CC area.

It was hoped that dialogue between the applicant and BBNPA could continue to amicably resolve the matter.

Clerk to reply to BBNPA quoting relevant policy etc. (Action Clerk)

**3. Any other planning applications received - None**

There being no other business the meeting closed at 10.25am.