
Draft Minutes of Llangors Community Council Planning Meeting**Held on Wednesday 13th May 2020 7.00pm****Held Remotely**

1. Present by Video Link: Cllr Mr S Bailey (Chair), Cllr Mrs L Griffin, Cllr Mr T Evans, Cllr Mrs C Owen, Cllr Mr M Scruby, Cllr Mr C Preece, Cllr Mr D Jones, Cllr Mr R East, Judith Phillips (Clerk)

Present by Audio Link: Cllr Mr D James

Apologies: Cllr Ven. A Jevons

2. Declaration of Interests: None

3. Questions on agenda item from members of the public – None

4. Application for Consideration, having viewed it online prior to the meeting: -

BBNPA/19/17307/OUT 29/4/20

“An outline application for four dwellings considering issues of access and layout with all other matters reserved” at Land Adjacent to Gwynfa, Llangorse

It was noted that this application had been ongoing for several months and that this was the most recent update of the outline application.

Four properties are now proposed on the site as opposed to the original application being for three properties. In principle the increase in numbers was agreed, although it was noted that there appeared to no longer be any garages proposed for the properties, with concerns raised about the potential lack of storage/refuse facilities for each of the properties. Albeit, the design of the properties would actually be dealt with at reserved matters stage.

The public footpath across the site was not shown on the plans and clearly a public footpath diversion order needs to be applied for should the application be permitted.

In consideration of 4 properties, 12 parking spaces, a right of access to an existing neighbouring property, a public footpath across the site with shared pedestrian vehicular access/egress to the site, directly from the public highway, it is considered that a pedestrian footway constructed to highway safety standards should be included as part of the development, irrespective of whether the road on site is a private road or adopted highway in the future.

Should the application be granted it is understood that there will be an S106 agreement regarding a commuted sum to be paid to the BBNPA by the applicant. This money is held by the BBNPA to support affordable housing projects, which Llangors does not benefit from. It was agreed to request that a reasonable proportion of these funds be allocated as planning gain and paid to regeneration projects within Llangors village, such as the new playpark at Llangors Youth & Community Centre and Llangors Community shop project.

Clerk to respond to the consultation supporting the application with the comments as noted above. (Action Clerk).

5. Consider any other planning applications received - None

There being no other business the meeting closed at 7.35pm