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**Draft Minutes of Llangors Community Council Planning Meeting****Held Remotely on Tuesday 24<sup>th</sup> November 2020 7.00pm**

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

**Due to technical issues the meeting started 20 minutes late.**

**2. Declaration of Interests:** None

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

**4. Applications for Consideration, having viewed them online prior to the meeting: -**

**BBNPA 20/18989/FUL 13/11/20**

**Change of use agricultural to residential, construction of single storey side extension, summer house and out buildings (partly retrospective) at Y Beudy, Llangorse**

This application was discussed at some length as plans at the site had changed a number of times over a period of time and some matters were retrospective. It was also noted that the summer house is publicly advertised as a holiday let and the policy regarding that was also considered.

The application was supported with no further comment.

**BBNPA 20/19229/FUL**

**Retention of 6 no. rooflights into the roof of an ancillary domestic annex which has been converted into additional accommodation for a family member at Capel Farm, Llangorse**

The application was discussed at some length. The principle of retrospective applications is not favoured by the CC as it indicates that planning procedures have not been followed from the outset of development. The application indicated that the roof is part of an ancillary domestic annex, however historically this building was known as an agricultural barn. It was therefore unclear how conversion to accommodation was covered by permitted development rights.

It was agreed to raise this matter with the planning officer. If permitted development rights have been correctly applied then the retention of the roof lights was supported.

Clerk to respond to the consultations (Action Clerk).

**5. Consider any other planning applications received - None**

There being no other business the meeting closed at 8.02pm.