
Draft Minutes of Llangors Community Council Planning Meeting**Held Remotely on Tuesday 23rd March 2021 7.00pm**

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

2. Declaration of Interests: Cllr D Jones declared an interest in application PCC 21/0339/HH.

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

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

PCC 21/0418/HH 8/3/21

Erection of a single storey extension at 1 Rockfield Terrace, Talyllyn, Brecon

The application was discussed and supported with no further comment.

PCC 21/0402/OUT 17/3/21

Erection of replacement dwelling and associated works at Cymru Deg, Adjoining Llanwern Market Garden, Llanwern

This application was discussed at some length. It appeared a certificate of lawfulness for a caravan at the site had been granted in 2020. There was much concern about that fact as the CC had not been consulted on the matter and it was unclear whether the caravan was habitable/unhabitable. Such facts were key when considering an application for replacement dwelling against PCC planning policy, particularly as the site was so rural. Details regarding the certificate had been requested from PCC, but to date had not been forthcoming. Concern was noted about a statement on the current application which appeared to suggest that having agreed a certificate of lawfulness, permission for a replacement dwelling was secured. LDP policy was considered and in particular 3.2.23-29, H1, H6 and H9.

It was agreed to support the application, on the basis that PCC ensures that the application and the certificate of lawfulness complies fully with the current LDP policy.

It was also agreed for the Clerk to write to PCC regarding the need for consultation regarding applications for certificate of lawfulness to ensure local knowledge is considered to assist with PCC policy compliance.

PCC 21/0339/HH 18/3/21

Erection of a new garage/outbuilding together with alterations to dwelling including conversion of existing garage into ensuite bathrooms and dressing room at Ty Siriol, Llanfihangel Talyllyn.

The application was discussed. Concern had been raised by residents about the extent of the changes at the site and the possibility that the proposals had potential to imply that a business is to be operated from the site which could affect neighbours with matters such as noise, additional volume of traffic movement and parking issues.

LDP Policy E7, HI & H7 were considered and it was questioned whether the property, like others in the cul-de-sac had a restrictive covenant attached to it which prohibited a business from operating at the premises.

Much of the application reflected internal changes which were generally agreed. The increased size of utility room in the dwelling added to by utility room within the layout of the garage/outbuilding was discussed and appeared to have potential for some form of business activity. In consideration of this, concerns raised, the location being in a cul-de-sac with a narrow lane and poor highway junction onto the C96, it was agreed to support the application but request that conditions are imposed. This in line with policy to ensure that the property remains for residential use only and the outbuilding will not be allowed to be occupied other than for purposes ancillary to residential use of the main dwelling.

Clerk to respond to the consultations.

5. Consider any other planning applications received - None

There being no other business the meeting closed at 8.03pm.