
Draft Minutes of Llangors Community Council Planning Meeting**Held Remotely on Tuesday 15th June 2021 7.00pm**

1. Present by Video Link: Cllr Mr S Bailey (Chair), 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

Apologies for absence: Cllr Mrs L Griffin

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: -

PCC 21/0914/FUL 26/5/21

Conversion of barn to residential use - Barn at Upper Drostre, Llan-Y-Wern

This application was discussed, the content of various policies referred to and support given for succession opportunities within existing traditional farms and use of existing buildings for additional family accommodation. It was agreed to support the application subject to the proposed property being the subject of an S106 agreement ensuring it will remain in use by a family member for farming purposes in perpetuity.

BBNPA 21/19886/FUL 27/5/21

Change of use of the Trebinshwn House and associated outbuildings to mixed use to include D2 (functions) and its existing use as a Language School at Trebinshwn House, Llangasty

This application was discussed at some length with a number of concerns needing to be addressed.

Members were aware of a number of alleged issues with current arrangements at the site which is set in open countryside, has poor highway access especially for vehicles that travel the C0107 through our community. Residents along the C0107 highway have over a period of time verbally raised issues with the increased traffic due to functions at the site and the limitations of the infrastructure. It appears parking at the site is insufficient in size and access and/or simply not being used and adequate all-weather parking is not provided, all resulting in cars being parked on the already narrow roadside causing potential obstruction to larger vehicles using the public highway and emergency vehicles needing to attend both the site and the neighbouring community as a whole. Noise issues when events are held have also been witnessed and clearly documented by the BBNPA. It was agreed the current situation needs to be addressed by the BBNPA in line with the existing planning permission granted along with operational site management on event days needing to be improved.

This current application does not make it clear that the functions at the property will remain just for the 28 days per year in line with previous granted application. The current use of the function room had previously been applied for on the basis it would be used mainly for weddings. There is concern that if the extended site is granted change of use to class D2 that events could become more diverse, increase in size with larger numbers of people in attendance, enhancing highway traffic issues, parking and noise concerns. It was unclear what licenses are held by the business and whether limitations in licensing would control some concerns, or possibly enhance them.

Listed building consent had not been applied for although the property is a listed building and the public notice in the local newspaper made reference to the fact of it being a listed building. This matter needs clarification from the planning officer.

It was agreed to support the application in principle on the basis that the condition for events only being held for 28 days in a year remains, appropriate licenses are held and all concerns set out above are addressed prior to any granting of the application. Additionally, any planning conditions set out by the BBNPA are monitored and enforcement action taken if required.

BBNPA 21/19741/FUL 27/5/21

Extending the roof structure of existing cattle and fodder buildings to create covered cattle collecting Yard at Upper Cefn Wern Farm, Llangors

The application was supported with no further comment.

Clerk to respond to the consultations.

5. Consider any other planning applications received - None

There being no other business the meeting closed at 7.50pm.

DRAFT