
Draft Minutes of Llangors Community Council Planning Meeting**Held Remotely on Tuesday 19th October 2021 7.00pm**

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

In attendance by Video Link: Judith Phillips (Clerk)

Apologies for absence: Cllr Mr D James, Cllr Ven. A Jevons, Cllr Mr S Bailey

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: -

a) BBNPA 21/20400/FUL 6/10/21

Extension of an existing farmhouse into detached and attached structures (including a change of use), the replacement of an attached ancillary domestic store (linking house and barn) and provision for additional dormer windows at Llan Farmhouse, Llangasty Tal-Y-Llyn.

The application was discussed with all in agreement that renovations at the site would be positive. Concerns about extending the residential area so much would increase traffic on the highway with poor access. Consideration was given as to whether or not a condition should be requested to ensure the interconnected residential annexe should be used only as described in the application, that being for family members only. It was agreed, by a majority vote, to support the application with no further comment.

b) BBNPA 21/20421/Ful 12/10/21

Erection of a general purpose agricultural shed for the storage of farm machinery, feed storage and lambing at: Land Adjacent C0096, Llanfihangel, Llangors

It was noted that the site was outside of the LDP boundary of Llangors and in open countryside. Members were sympathetic to the detail of the application and supported the principle of a resident owning agricultural land aspiring to personally develop it for small scale agricultural purposes.

There were some concerns with the application: -

- Entry to the site, currently a field gate off the C0096 highway was accessible, however in consideration of highway safety would need upgrading if it is to serve an agricultural shed housing stock. No plans were included with the application.
- The position of the agricultural shed in the field may be located at the site of a disused polytunnel, however an access road would have to be constructed reducing the area for grazing and there are no plans submitted for landscaping/screening of it. It was suggested that the shed could be in a location that is more accessible and in keeping with its surroundings.
- The design of the shed appears not to be that of an agricultural shed for housing livestock, but that of an industrial unit, with roller shutter doors and no ventilation detailed. It is unlikely to be suitable for animal husbandry purposes as set out in the detail of the need for a shed.
- The management of agricultural waste from use of the shed is not detailed in the application and needs consideration as the River Llynfi alongside the site has SSSI status.
- The Ecological report submitted suggests that a replacement static caravan is being considered at the site. The detail of this is not provided in the application. It was unknown if the current disused caravan had held a certificate of lawfulness and not clear whether the caravan was a consideration in the application. Clarification was needed. It was not further considered at this point.

It was agreed that as the site was in open countryside and in consideration of all matters, to request that should the application be granted that a condition is imposed that the agricultural shed be used only by the landowner for the purposes specified in the application.

It was agreed by a unanimous vote to respond to the consultation setting out all of the above points.

Clerk to respond to the consultations.

5. Consider any other planning applications received - None

There being no other business the meeting closed at 7.34pm.

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