
Draft Minutes of Llangors Community Council Planning Meeting**Held Remotely on Tuesday 2nd November 2021 7.00pm**

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

Present by audio link: Cllr Mr D James

In attendance by Video Link: Judith Phillips (Clerk)

Apologies for absence: Cllr Mr T Evans

2. Declaration of Interests: None

3. Questions on agenda item from members of the public

Whilst there were no direct questions from members of the public, it was reported that some residents had verbally raised some aspects of the application below with the Community Council. Members had been given sight of a residents' letter sent to the Powys County Council regarding the application.

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

PCC 21/1789/FUL 15/10/21

Erection of a mixed use building (agricultural and storage) together with siting of 4 shepherd's huts for holiday accommodation, installation of sewage treatment plant, new vehicular access, access roadway, parking area and all associated works at Land Near Tal-y-llyn, Brecon.

It was noted that the proposed site is currently agricultural land in open countryside, near the hamlet of Talyllyn and that the one field is the only land owned by the applicant and subject of the application. Its size was understood to be in excess of one hectare.

It was noted with concern that residents in the nearby hamlet of Talyllyn, who will be affected by the proposal, had not been consulted by Powys County Council (PCC). There was also concern that as the application lacked such a significant amount of information, how PCC had processed and validated it for consultation.

The application as set out on PCC website was discussed at some length and the relevant policies considered.

Change of use of agricultural land is being requested for the majority of the land. As holiday accommodation formed part of the application it is presumed that change of use is to a tourism/leisure site, as it was not actually stated in the application. It was unclear why there is a proposal for an agricultural shed within the same red line area that is identified as requesting change of use from agricultural land. whilst a fence is marked on the plan there is no definition of differing land use either side of it and only a small amount of agricultural land remains. On that basis it would appear to be a shed for purposes other than agriculture. It will be difficult to manage any remaining agricultural land if members of the public are on site, so perhaps the whole field should be included in the red line of the application.

The location of the shed at the top of the field will impact on the landscape and be visible for some distance. An extensive roadway to be constructed to access it raising concerns for biodiversity. The size of the shed appeared disproportionate to the agricultural land identified in the application and a roller shutter door is not the norm for agricultural sheds. If animal husbandry is planned, the shed requires ventilation and a plan for the storage and disposal of animal waste detailed in line with national regulations. Clarity was required as to its need and proposed use/design.

Access to the proposed site is off a C0100. Plans submitted incorrectly identify it as an unclassified road and are therefore inappropriate. More lengthy splay lines are needed and swept paths for access of emergency vehicles and trade waste lorries etc. needed to access a commercial site were not provided.

The boundary hedge with the road is to be translocated and no habitat assessment was submitted. This along with a wide new access will impact the local landscape. The site is included as part of the Clwyd and Powys Archaeological Trust (CPAT) area and is noted for the pattern of agricultural land and hedgerows etc. The application form indicates that no hedges and trees are to be removed, which is clearly incorrect. It was hoped that PCC will have consulted CPAT. A landscape and visual impact assessment had not been submitted with the plans.

An increase in vehicular traffic movements of both visitors and service vehicles to the site on a narrow C road needed to be considered as the road is shared with pedestrians of all ages and abilities as there is no footway. As the only facility on site is accommodation, and there is no adjacent tourist attraction and few facilities in the nearest village, the majority of visitors to the site would have to travel by vehicle to fulfil holiday aspirations. The C0100 is already heavily congested in the hamlet of Tallylyn where the majority of residents are unable to access/enable off road parking at their properties. An analysis of the potential additional traffic movements on the highway and its impact had not been submitted.

It was noted that highway development control officer's report had only considered the section of C0100 highway from the site in one direction, towards Llanfihangel Tallylyn.

Set in rural countryside and a dark night skies area, effects of lighting on nocturnal wildlife, local residents and the wider landscape was of concern. As the application is so close to the BBNPA border it was hoped that they had been consulted as a fringe application.

Noise from the site was of concern, particularly to nearby properties. The proposed site is unsupervised and that in itself provides no reassurance that control of any potential noise disturbance can be obtained. The tranquillity of the area, with an introduction of a tourism site, will be affected.

Extensive plans for drainage work on the site had been submitted. Surface water run-off from land above the C0100 has historically been of concern and a watercourse on the boundary with the adjacent field which runs near the current access to the site is piped under the highway and additional water emerges onto the highway. All water flows to the outflow of Llangors Lake and the River Llynfi, both SSSI and SAC sites. It was felt that the extensive drainage plans did not resolve concerns regarding change of use from agricultural land and that a proposed filtration basin near the shed was likely to drain into the said watercourse and potentially cause issues further down the valley, both with the quantity of additional water and biodiversity.

It was noted that only one percolation test had been submitted with the application which was not in line with LDP policy.

With a change of use from agricultural land, extensive new access and on-site roads proposed and parking, a shed, lighting, current watercourse on the boundary with adjacent field, potential animal waste from shed, disturbance of habitats etc., an Environmental Impact Assessment (EIA) report appears to be required and not submitted.

New developments of any nature should be inclusive to all abilities in society. Consideration of this had not been expressed in the application.

Plans for storage and disposal of trade waste had not been submitted or any plans for recycling of waste. There were no energy conservation initiatives.

The application is for non-permanent holiday accommodation only. Consideration has to be given to other such accommodation locally. Planning permission granted at other sites in the community have a condition imposed for seasonal operation of the site only.

The application provided no evidence of need for such change of use of agricultural land to tourism in this location. Should the application be granted and the venture prove uneconomical, in consideration of the proposed extensive drainage plans and new access, it would not be possible to restore the land to its original condition.

Whilst tourism is encouraged in the area, new sites need to have a proven need to be sustainable, sympathetically positioned on the landscape, be considerate to the environment and habitats and not sporadically located and unsupervised. If granted, this application would set an unfavourable precedent for the immediate area and County wide.

In conclusion, it was agreed to request that should PCC obtain further information in regard to the above matters that the Community Council be duly reconsulted. As the application stands it was unanimously agreed not to support the application.

Should it be that if PCC are minded to grant the application it was agreed to request that a condition for seasonal use of the Shepherds Huts be considered in line with policy and all permitted development rights at the site removed to ensure control of any potential further developments/land use.

Clerk to respond to the consultation.

5. Consider any other planning applications received - None

There being no other business the meeting closed at 7.57pm.