
Draft Minutes of Llangors Community Council Planning Meeting**Held Remotely on Tuesday 16th November 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 M Scruby, Cllr Mr R East, Cllr Ven. A Jevons

Present by Audio Link: Cllr Mr D James

In attendance by Video Link: Judith Phillips (Clerk)

Apologies for absence: Cllr Mr S Bailey, Cllr Mr T Evans

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 21/20513/FUL 2/11/21

Change of use to part of the property from A1 to C3 at Central Stores, Llangorse

The application was discussed and the relevant planning policy considered. It was agreed that as the shop had been closed for several years that the requirements relating to change of use of just one room in the property that in this case the planning policy would appear not to be applicable.

It was unanimously agreed to support the application.

b) PCC 21/1931/FUL 3/11/21

Proposed roof over an existing muck store at Upper Drostre, Llan-Y-Wern

The application was discussed. It was felt that the proposal was likely to be as a result of Welsh Government NVZ regulations. It was unanimously agreed to support the application.

c) PCC 21/1938/HH 4/11/21

Erection of a two storey side extension at 1 Rockfield Terrace, Tal-y-llyn

It was noted that an application at this site had been granted earlier in the year. The previous application was for a single storey extension and this application was for a two storey extension in the same position. It was unanimously agreed to support the application.

Cllr Jevons left the meeting for another appointment.

d) BBNPA 21/20529/CON 9/11/21

Amendment to plans approved under Condition 2 of 17/15037/FUL: a) Development is marginally bigger than the approved plan; b) Sun Lounge roof windows reduced from 3no. to 2no.; c) Inclusion of a rear door to the garage; d) Finish to be rendered instead of timber clad at Tycanol, Llangorse

The application was discussed with much concern. Non-compliance with approved plans on a number of matters and an error in setting out the development incorrectly, as noted in the application, is concerning and the principle not supported. The position of the planning enforcement officer needed clarification.

Item a) Development is marginally bigger than the approved plan. Concerns as to how close the extension, particularly the car port, is to the neighbouring property and the effects of that on light and privacy were raised. It was unanimously agreed not to support this point as along with concerns, plans are approved for a reason and non-compliance with the process is not acceptable.

Item b) Sun Lounge roof windows reduced from 3no. to 2no. and item d) Finish to be rendered instead of timber clad. It was agreed to support both items.

Item c) Inclusion of a rear door to the garage. The size of the garage is now larger than originally permitted. Concerns were raised about the central location and appearance of a double patio door questioning the potential use of the garage. Off road parking at the site is paramount as there are parking issues in the area and no one has the right to park on the public highway. The impact on the loss of or failure to use off road parking at the site would be detrimental to highway and footway safety. On this basis the Community Council unanimously agreed to request that a planning condition be imposed to remove permitted development rights on the garage and ensure that it will always be used as a garage and for off road parking in perpetuity.

Clerk to respond to the consultations.

5. Consider any other planning applications received - None

There being no other business the meeting closed at 7.39pm.