
Draft minutes of Llangors Community Council site visit and Planning Application Decision meeting (PAD)**Held at Llanfihangel Talyllyn Hall on Tuesday 13th November 2022 6.30pm**

Members present: Cllr Mr D Jones (Chair), Cllr Mrs C Owen, Cllr Ven. A Jevons, Cllr David Scully, Cllr Geoff Beaven, Cllr Mr C Preece, Cllr Mr S Bailey.

In attendance: Judith Phillips (Clerk)

- 1. Welcome and participation rules for the meeting – Chair**
- 2. Apologies for absence:** Cllr L Griffin, Cllr Mr M Scruby, Cllr Helen Quarrell
- 3. Declaration of Interest for agenda items as per Members' Code of Conduct:** None
- 4. Consideration of the application, following members having viewed it online prior to the site meeting: -**

BBNPA 22/21565/FUL 23/11/22

Proposed separation of annex (Thistle Du) from host dwelling (Penrhyl), and alterations to boundary wall for improvements to access visibility at Thistle Du, Llangorse

Following a viewing of the site from public land nearby members reconvened to the hall and the application was considered.

It was noted that the area within the red line of the application appeared to include land in the form of a bank adjoining the public footway under the property known as Thistle Du which is understood to be Powys County Council highway land. It was agreed that this observation be included in the response to the BBNPA.

The improvements to the highway vision splay were considered and supported.

The separation of the annex from the host dwelling was discussed in some detail. Thistle Du commenced its existence as a garage, gaining planning permission to an annex, ancillary to the host dwelling thus supporting a local need. On this basis it was agreed that should the condition be lifted to separate the two properties, consideration needs to be given to secure the current and established local need use of Thistle Du going forward, and ensure continuity of that to provide a much needed property suitable for residents with local needs housing requirements only. It was agreed to request that should the BBNPA be minded to approve the application that it does so with a planning condition imposed on Thistle Du to secure the property for local needs occupation in perpetuity, ensuring it remains available only to the local community should the property be let or sold on the open market. This to assist with protecting the community from ongoing concerns about an accumulation of second homes and holiday accommodation in the area reducing the housing availability for local people.

Clerk to respond to the consultation.

- 5. Consider any other planning applications received - None**

There being no other business the meeting closed at 7.06pm.