

Draft minutes of Llangors Community Council Planning meeting
Held at Llangasty Village Hall Car Park on Tuesday 2nd May at 7.15pm

Members present: Cllr Mr D Jones (Chair), Cllr Geoff Beaven, Cllr Ven. A Jevons, Cllr David Scully

In attendance:

1. Welcome and participation rules for the meeting – Chair

2. Apologies for absence: Cllr Mrs C Owen, Cllr Mr S Bailey, Cllr Helen Quarrell, Cllr Mr C Preece, Cllr Mr M Scruby

Absent:

3. Declaration of Interest for agenda items as per Members' Code of Conduct: None

4. Consideration of the applications, following members having viewed it online prior to the meeting: -

4a. BBNPA 23/21931/CON 18/4/23

Variation of Condition 2 (Approved Plans) pursuant to planning application 14/10787/FUL at Royal Oak Camp, Llangorse

It was recognised that the extant approval (14/10787/FUL) provides facilities for the overnight accommodation of school children and as such the existing log pods provide only limited dormitory provisions. This Section 73 application seeks approval to replace the log pods with a reduced number of high quality structures more suitable for general holiday accommodation with the assertion that the change will reduce the current permitted use and have no net adverse impact. A number of issues of concern were raised.

Although the amended plans show the outside appearance of the new structures no information is provided about the interior layout or facilities whereas published material suggest that each could have bathroom and kitchen capabilities. The extant approval provides facilities that are specific for the children's activities at the centre whereas the amendment appears represent a significant change towards general holidaying in the area and as such will not be dissimilar to the existing static caravan park provision already in the immediate locality.

With regard to visual amenity the application claims that the reduction in the number of pods would reduce the visual impact of the scheme. However this appears to disregard the significantly different shape and profile of the structures and particularly the large amount of glass to the sides and roof of the golf ball structures which will reflect sunlight and be a source of potential light pollution in this environmentally sensitive area.

Site access concerns for the extant approval were allayed by reassurances that the children would be transported to the site in a small number of coaches. The application claim that the proposed amendment will cause no intensification in the use of the site access is difficult to reconcile with the proposed provision of a dedicated parking place for each of the accommodation pods clearly to provide for access to the site by family cars.

Given these concerns it was agreed that the Council does not support the application and concludes that the issues raised by the proposed changes can only be adequately considered through the submission of a full application.

4b. BBNPA 23/21905/FUL 19/4/23

Detached garage at Barn Cottage, Pennorth.

Following a viewing of the site the members present reconvened to the hall and the application was considered.

It was considered that the building of a garage to the rear of this property was an appropriate development. However, members were aware of concern about the size of the structure and that no dimensions are provided on the submitted plan. The height of the ridge relative to nearby buildings was raised during the site meeting when plans for further levelling of the site were revealed. It was agreed that the application would be supported with a proposed condition of approval being the need to commit to a maximum height at the ridge of the garage relative to nearby buildings, taking account of the additional ground levelling being planned.

5. Consider any other planning applications received. None

Cllr Beaven to respond to the consultations.

There being no other business the meeting closed at 8.02.

DRAFT