
Draft Minutes of Llangors Community Council Planning meeting
Held at Llangasty Village Hall Car Park on Monday 12th June at 7.00pm

Members present: , Cllr Mr M Scruby (Chair), Cllr Mrs C Owen, Cllr Mr S Bailey, Cllr Mr C Preece, Cllr Geoff Beaven, Cllr Ven. A Jevons, Cllr David Scully **In attendance: none**

- 1. Welcome and participation rules for the meeting:** – Chair
- 2. Apologies for absence:**, Cllr Mr D Jones, Cllr Helen Quarrell
- 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: -
BBNPA 23/22022/FUL

Proposed oak framed car port with office and storage over. Nantfelin Barn Cathedine Brecon LD3 7SX

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

Although there was no objection in principle to the use of the proposed site for utility buildings concerns were expressed about the appearance and features of the proposed car port. In particular the balcony area, the glazed gables and positioning created the appearance of a small house. As there would be no provision of foul drainage and water supply the building would not represent a habitable dwelling but these services could be added later.

The site itself is quite damp and the emerging spring will need to be channelled into the adjacent stream. The level site has been created by a deep cut away into rising ground that still supports a large agricultural barn. The steep bank created in this way at the rear of the site will need structural support which will become a significant element of the visual impact of the development. Although there were no concerns with the proposed way in which this support would be provided it is not shown on the plans and there needs to be reassurance that it will be finished in the way described irrespective of any engineering considerations that may arise through building control approval.

This proposal has similarities to a recent nearby application and the meeting was adjourned to allow consideration of the Council's previous submission. The meeting reconvened on the 13th June in Llangasty Village Hall.

The previous application was also for a double space car port with accommodation above but it was to be fitted with habitable features consequently a similar response would not be appropriate. However, the Council should if possible display consistent sensitivities.

It was agreed that the application would not be supported and that the concerns about the design and features of the proposed building and the visual impact of the structural support at the rear of the site should be brought to the attention of the Approving Authority.

5. Consider any other planning applications received. None

Cllr Beaven to respond to the consultation.

There being no other business the meeting closed at 7.16 pm.