

Draft Minutes of Llangors Community Council Planning meeting**Held at Llangasty Village Hall Car Park on Tuesday 1st August 2023 at 7.00pm**

Members present: , Cllr Mr M Scruby (Chair), Cllr Mr S Bailey, Cllr Geoff Beaven, Cllr Ven. A Jevons, Cllr David Scully, Cllr Mr D Jones and Cllr Helen Quarrell.

In attendance: none

1. Welcome and participation rules for the meeting: – Chair

2. Apologies for absence: Cllr Mrs C Owen and Cllr Mr C Preece for agenda items 5 and 7.

3. Declaration of Interest for agenda items as per Members' Code of Conduct: Cllr Mrs C Owen and Cllr Mr C Preece for agenda item 6.

4. Consideration of the following planning matters, following members having viewed the appropriate documentation online prior to the meeting:

5. BBNPA 23/22118/FUL 03 Jul 2023

Replace Existing Conservatory To The Rear Of The Property. 5 Old Station Tyfecca Tal-Y-Llyn Brecon LD3 7TA

Following a viewing of the site the members present reconvened to the village hall and the application was considered. There were no concerns with what is to be a near like-for-like replacement of a deteriorating existing conservatory on the same footprint. In this situation the need for a fresh planning approval was not clearly apparent and it was agreed that the application would be supported.

6. Consideration of the Council's response to the pre-planning application consultation for the proposed development comprising the siting of holiday lodges with associated amenity buildings, infrastructure and landscaping at Tan Troed, Llangors. Members to view the documents describing this proposed development prior to the meeting at <https://www.amsplanning.co.uk/tan-troed>

Cllr Scruby explained that planning regulations require the developer of a major scheme to undertake a pre application consultation prior to their submission of a full planning application. This should allow local views to be taken into consideration before the details of scheme are firmed up for a full application. The LCC is a nominated consultee but we are not compelled to respond. Utility providers are also nominated consultees and they are mandated to respond.

It was not clear from the outset what steps the developer was taking to advise local people of the consultation although it later became clear that there had been a hand-delivered letter from the developer to some of the properties close to the site. There also appears to have been some misunderstanding over the role of the community shop in making documentation available. Subsequently the developer announced that they would hold drop-in events at the Red Lion on the 2nd August and in the Community Hall on the 3rd August. Although the original intention had been to agree the LCC's response to the consultation at this meeting this would now be delayed until the Monthly meeting on the 8th August to allow any issues arising from the drop in events to be taken into account.

Cllr Beaven identified a number of issues that had been identified from scrutiny of the draft documents made available by the developer for the consultation. These issues include the developer's lack of previous experience and track record with similar schemes (it was confirmed after the meeting that the developer (UK Country Parks are also the applicant for the Royal Oak Camp application), the lack of information about seasonal occupancy restrictions and whether the lodges will be sold off separately of whether they will only be available for holiday renting. There is also insufficient clarity about surface and foul water discharges and their potential impact on local areas known to flood. A capacity check on the local sewers is still outstanding. The

ecological appraisal recognises that some of its work has been suboptimal and further surveys are recommended although it is not clear whether these have been carried out. There is no information on the lighting to be installed on the site or analysis of potential light pollution. The transport statement is not convincing as the traffic measurements were carried out during the off season and no account have been taken of other types of frequent local users such as dog walkers and horse riders. The lack of a foot path along the single track access road is highlighted which contrasts with the stated intention to encourage walking between the site and the village. There are also a number of desirable features that are not mentioned such as EV charging stations.

It was agreed that all of the points raised were legitimate concerns and that Cllr Beaven would raise them with the developer at the drop-in on the 2nd August. Councillors were encouraged to attend these both events as they will provide an opportunity to gauge local reaction to the scheme. Subsequent to the events the concerns would be drawn together in a draft of the Council's response to the consultation for consideration on the 8th August.

7. BBNPA 23/22121/CPL 04 Jul 2023

To use a mobile home as additional living space in my parents' garden. This would be a chattel comprising of two separate sections joined together. It will measure approximately 6m x 8m and measure no more than 3m internally. This is within the required 20 x 6.8m external and 3.05m internal height as stated in the legal definition of a caravan described in the Caravans Sites and Control of Development Acts 1960. The two sections would be constructed out of an insulated timber frame on a steel skid chassis, clad in natural wood with a coloured corrugated roof.

Cllr Beaven explained that this application covered the request for a legal ruling whether planning permission would be required for the proposed development. It was not the subject of the normal formal consultation process and his recommendation that no further action was needed was agreed.

7. Consider any other planning applications received. None

There being no other business the meeting closed at 8.16 pm.